

# LEGACY

Commercial Realty, LLC

## Medical/Professional Office Condo for Sale



### PROPERTY DETAILS

**2911 Route 88, Suite #8, Point Pleasant, NJ 08742**

<b>TOTAL SQ FT:</b>	1,328 SF
<b>CONDO ASSOC. FEES:</b>	\$250.00 / Month
<b>ZONING:</b>	GC - General Commercial
<b>PROPERTY TAX (2018):</b>	\$4,572.88
<b>PARKING SPACES:</b>	50

**ASKING PRICE \$232,400.00 or \$175.00 PSF**

- Located on highly traveled Route 88 at the corners of Hardenberg Ave. & Butler Ave.
- In Point Pleasant Borough.
- End Unit: Full Basement, 5 Private Offices, 2 Lavatories, Kitchenette, reception-secretarial area and waiting room.
- Currently leased to a medical office tenant with a lease expiration of 4/16/2021.

Seth Katz, Broker of Record

Derin Goodman, Sales Associate

Legacy Commercial Realty, L.L.C.

510 Route 9 N, 2<sup>nd</sup> Floor Manalapan, NJ 07726

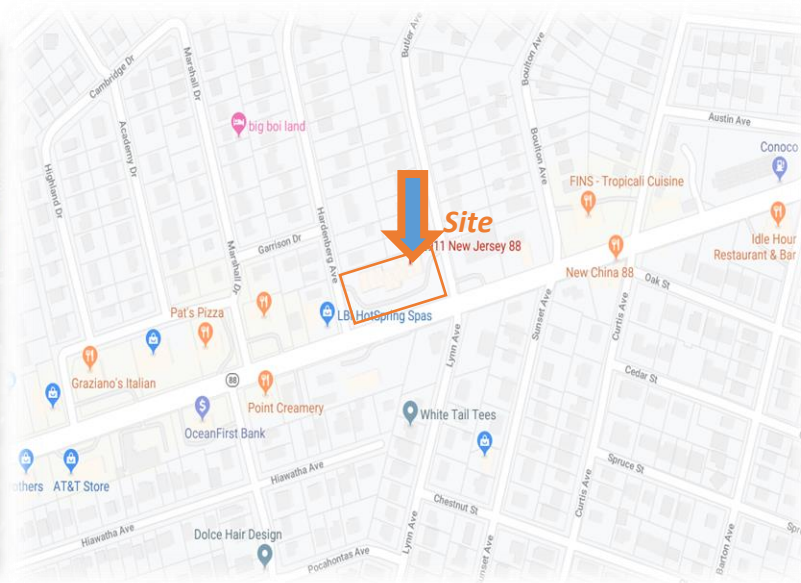
[www.LegacyRealtyNJ.com](http://www.LegacyRealtyNJ.com) P: 732.333.6380 | F: 732. 333.6381



*All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.*

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Side View of the Unit



Seth Katz, Broker of Record

Derin Goodman, Sales Associate

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