

KROLL

COMMERCIAL REALTY_{LLC.}

**10,000 SF PRESTIGIOUS OFFICE BUILDING
AVAILABLE FOR SALE
PROMINENT LOCATION JUST OFF RT. 1 NO. BRUNSWICK**



- **NEW TO MARKET**
- **Well maintained single story office building with visibility from Route 1 at signalized intersection**
 - **10,000 SF building available to be sold as an office condo**
 - **Easy access to Route 1 northbound & southbound**
- **SELLER WILL RELOCATE THEIR OFFICE OR REMAIN AS +/- 3500 SF TENANT**

Adrian Kroll: (732) 735-1313
Akroll@krollcommercial.com

All information furnished regarding property for 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. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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2875 ROUTE 1, NORTH BRUNSWICK
Sale Price: \$1,875,000 2023 Taxes: \$52,800 Expenses: \$52,000

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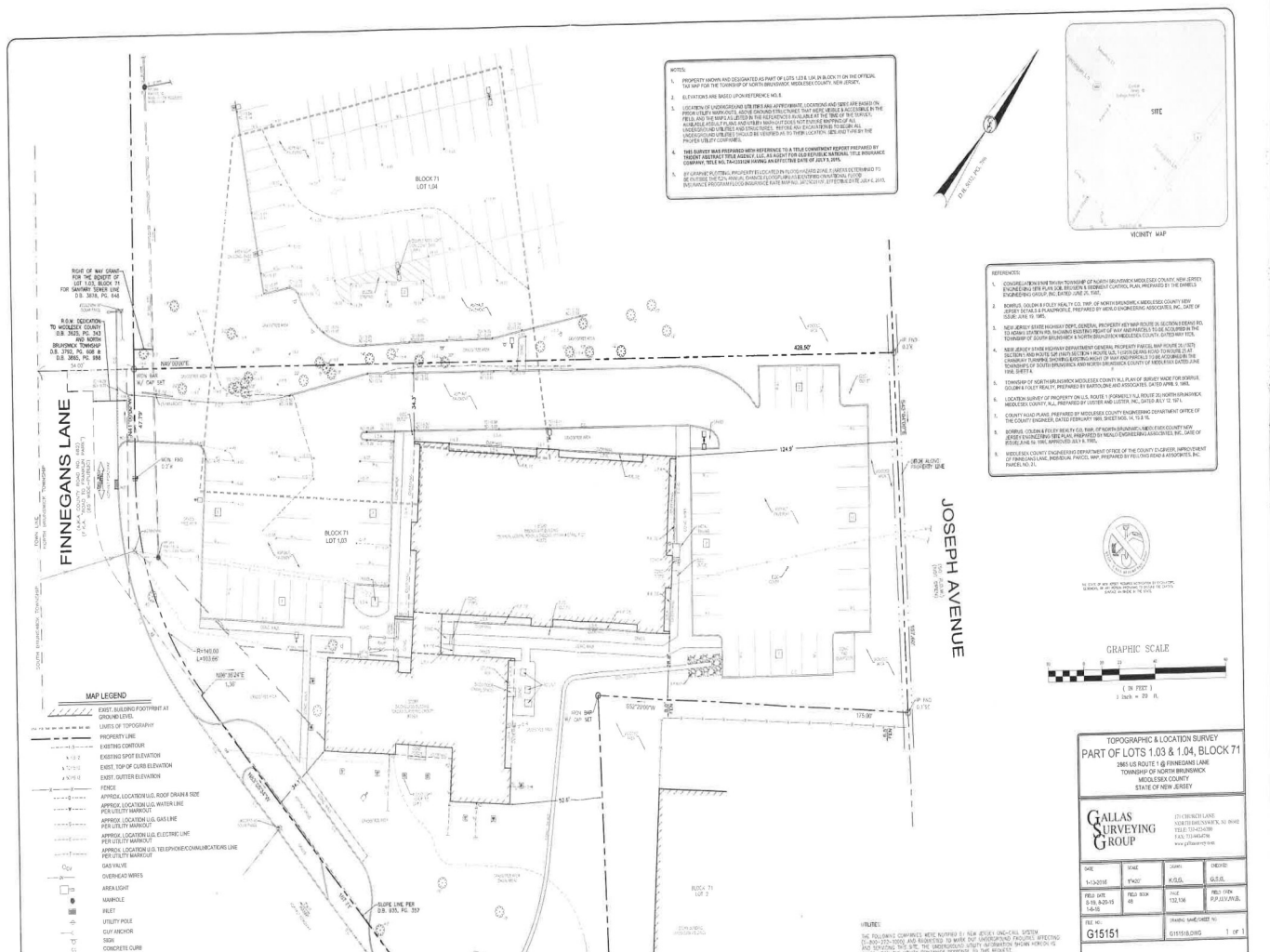


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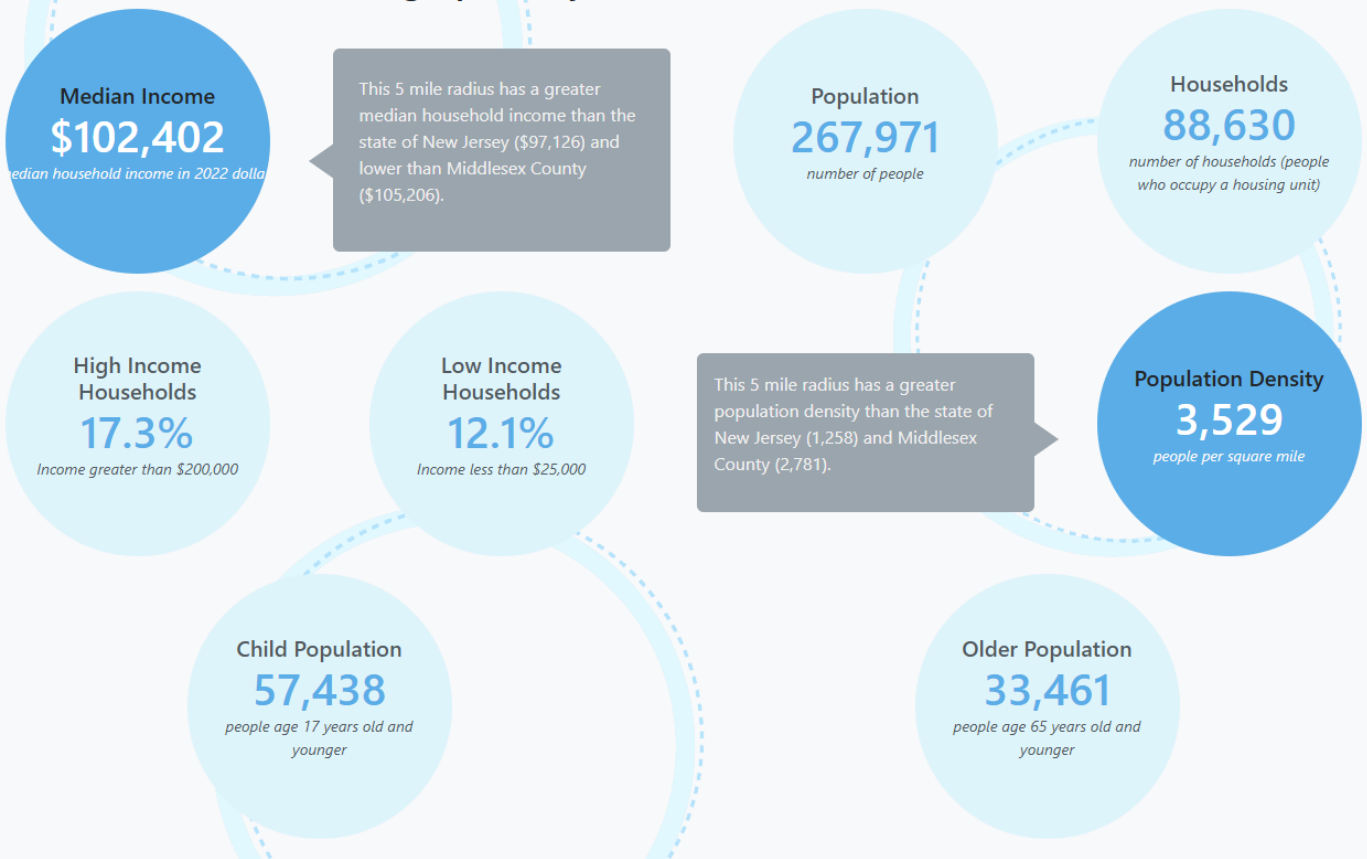
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North Brunswick, NJ Demographics By Radius



Source:: Demographics by Radius by Cubit

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- **BUILDING CAN BE CONVERTED TO MEDICAL**
- **C2 ZONING**
- **58 PARKING SPACES**
- **THERE IS CONDO ASSOCIATION THAT PAYS FOR ALL COMMON EXPENSES**
- **PRESTIGIOUS ROUTE 1 ADDRESS**
- **BEAUTIFUL, PROFESSIONAL OFFICE SPACE CONSISTING OF:**
- **8 EXECUTIVE OFFICES**
- **4 BATHROOMS**
- **VERY LARGE BULLPEN AREA AND SECRETARIAL AREA 6 CONFERENCE ROOMS**
- **LARGE WINDOWS THROUGHOUT THE WHOLE BUILDING**
- **HANDICAP ACCESIBILITY**
- **2 INDIVIDUAL BUILDINGS CONNECTED BY ATRIUM**

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Confidentiality & Disclaimer

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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.