

IDEAL OWNER OCCUPANT OPPORTUNITY MEDICAL/OFFICE BUILDING FOR SALE CLINTON TOWNSHIP, HUNTERDON COUNTY, NJ 08809



A unique opportunity for an owner-occupant to acquire an 8,800 SF medical office building having an address of 178 Center Street, Clinton Township, with in-place income to offset occupancy costs. The property is partially leased to Riegel Federal Credit Union (3,750 SF with three drive-thru lanes) and satellite tenants, providing immediate cash flow while allowing an owner-user to occupy 2,352 SF. Ideal for a business seeking to control its facilities while building equity. The property offers strong visibility along Center Street with immediate access to major roadways including Route 78 exit 16 and Route 31. 178 Center Street's leasehold interest affords future growth and upside .

TOTAL SQUARE FOOTAGE

8,800 SF

TENANTS

**Reigel Federal Credit Union
(3,750 SF) & Barentz (1,440 SF)**

Total Parking Spaces

47 onsite

OFFERING MEMORANDUM

Upon Receipt of Signed NDA

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

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