

Free-Standing Medical Building For Sale

3055 State Route 27, Franklin Township,
Somerset County, New Jersey, 08823

PROPERTY DESCRIPTION

Two-story 4,483 SF impeccably maintained, turn-key medical building built in 1970 and fully renovated in 1993 offering a state of the art hi-tech and fully functional operating room. The building is ideally located at the corner of State Route 27 and Pleasant Plains Road, affording 153' of frontage and is situated on 0.46 acres. The medical building is potentially divisible to allow for 3 private tenants each with separate entrances. The property is serviced with PSE&G for electric and gas services and Franklin DPW for water services.

AMENITIES

- Operating Room – central vacuum surgical suction, dedicated positive pressure HVAC system with HEPA filters, ultraviolet light within ducts;
- Post operation recovery room;
- Utility rooms (clean & dirty) with washer and dryer;
- Clinical flushing sink;
- Executive office with bathroom/shower;
- 3 private exam rooms;
- Fireproof file room (Former Bank Vault);
- +/- 2,100 SF of 2nd floor offices;
- Emergency backup generator;
- 3 zone HVAC systems;
- On-site 21 parking spaces, with a Tesla charger.

SITE

4,483 SF free-standing Medical Building upon .4 acres

OFFERING PRICE

\$2,200,000, all cash upon closing

REAL ESTATE TAXES

\$11,685.76 Projected 2024

TRAFFIC COUNTS

ADT 19,424 along State Route 27

ZONING

NBH – Neighborhood Business (Historic) Zone, which uses include, medical/professional offices, restaurants, Banks/financial & retail



**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE SALE AGENT**

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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

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Visit Our Website: WWW.SilbertRealEstate.com

TAX MAP



INTERIOR PHOTOS



Operating Room



Executive Office with bathroom and shower



Post Operating Room



Waiting Room

INTERIOR PHOTOS



Second Floor Storage



Exam Room 1



Exam Room 2



Exam Room 3

2 MILE TRADE AERIAL

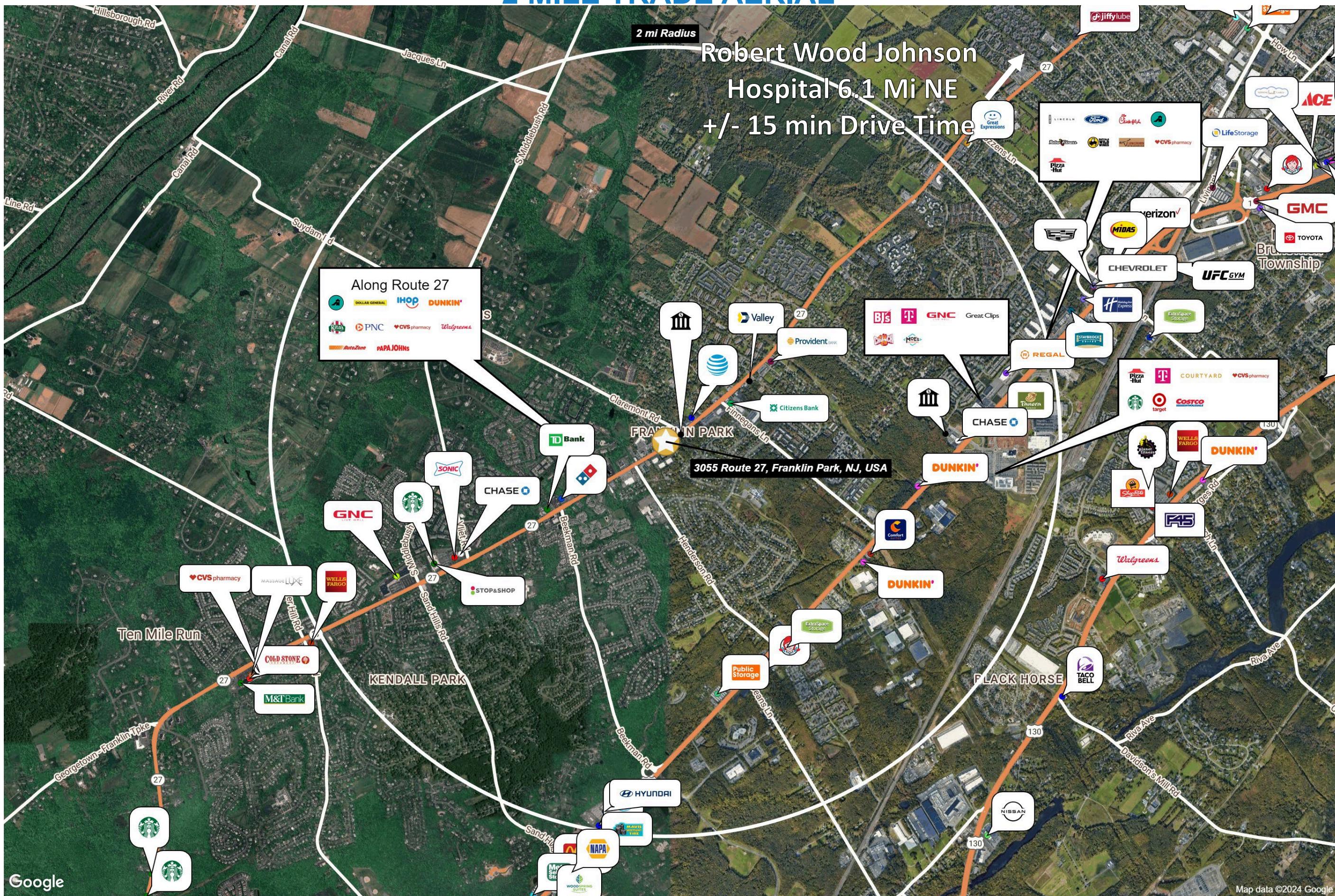
Robert Wood Johnson
Hospital 6.1 Mi NE
+/- 15 min Drive Time

2 mi Radius

Along Route 27

- DOLLAR GENERAL
- IHOP
- DUNKIN'
- Ritas
- PNC
- CVS pharmacy
- Walgreens
- AutoZone
- PAPAJOHNS

3055 Route 27, Franklin Park, NJ, USA



AREA DEMOGRAPHICS

2 Mile Radius

Population	35,255
Median HH Income	\$131,487
Average HH Income	\$163,897
Median Age	37.8
Total Households	13,484
Daytime Population	17,150

5 Mile Radius

Population	138,416
Median HH Income	\$141,075
Average HH Income	\$185,207
Median Age	39.2
Total Households	48,969
Daytime Population	81,444

7 Mile Radius

Population	287,627
Median HH Income	\$133,846
Average HH Income	\$173,028
Median Age	38.3
Total Households	99,376
Daytime Population	214,993

