



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Medical /Office Professional Condominium Unit For Sale or Lease

59 East Mill Road (Route 24)

Long Valley, Morris County, NJ 07853

PROPERTY DESCRIPTION

Valley Professional Center is 40,000 SF mixed use professional building built in 1988. The property was developed as a condominium association with 24 occupants including medical, professional and restaurant uses. This unique opportunity as a for sale, finished condominium within one of the areas most successful mixed-use centers, offers an excellent co-tenancy mix, within close proximity to Chester, Hackettstown, Califon and Clinton and directly opposite Long Valley Village.

AVAILABLE SPACE

Block 35.01, Lot 12012

Building 1, 2nd floor, Unit 1: +/- 2,450 SF

OFFERING PRICE

\$339,000 all cash upon closing

RENTAL RATE

\$18.00 PSF NNN

REAL ESTATE TAXES & ASSOCIATION FEES

\$16,000 projected 2025 (\$6.53 PSF)

PARKING

165 parking spaces =4.1/1,000

TRAFFIC COUNTS

ADT 10,795 VPD East Mill Road/ Route 24

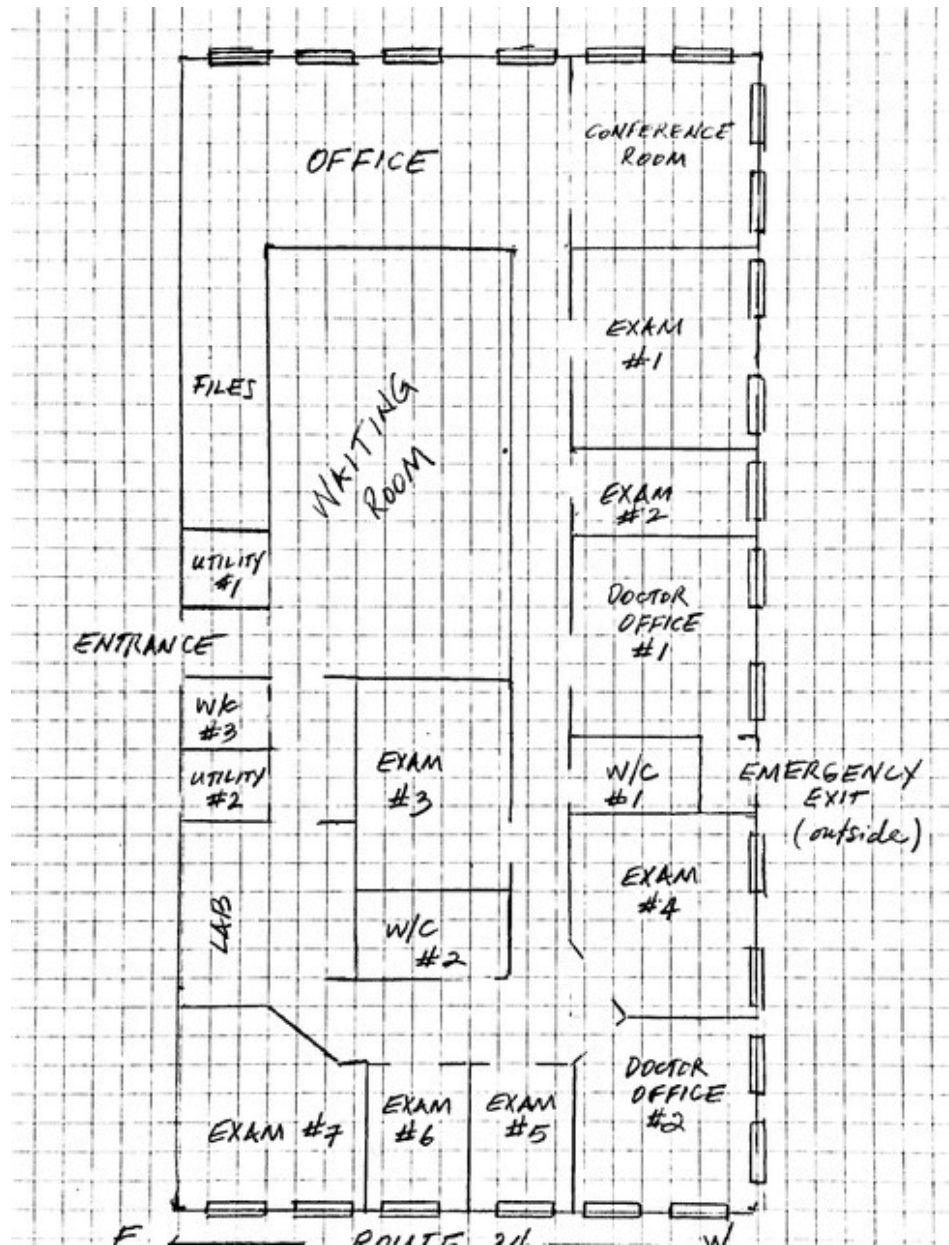
ZONING

(C-1) allows medical services, business & professional offices, personal service establishments and retail sales of goods.



Visit Our Website: WWW.SilbertRealEstate.com

Existing Conditions Layout





Existing Features:

Fully Built Out Medical Office including:

- Waiting room;
- Reception area;
- 2 private offices;
- Conference room;
- 7 exam rooms & lab space, all with plumbing;
- 3 ADA compliant bathrooms;
- Natural light with multiple windows.

Current Occupants Include:

- Mella's Orthodontics
- Family Dentist Office
- Psychotherapy Office
- Chiropractor Office
- Pediatrician Office
- Rearden Health Partners
- Animal Hospital
- Valley Restaurant
- Peapack Gladstone Bank
- Stella Valentine Salon

Existing Condition Photos

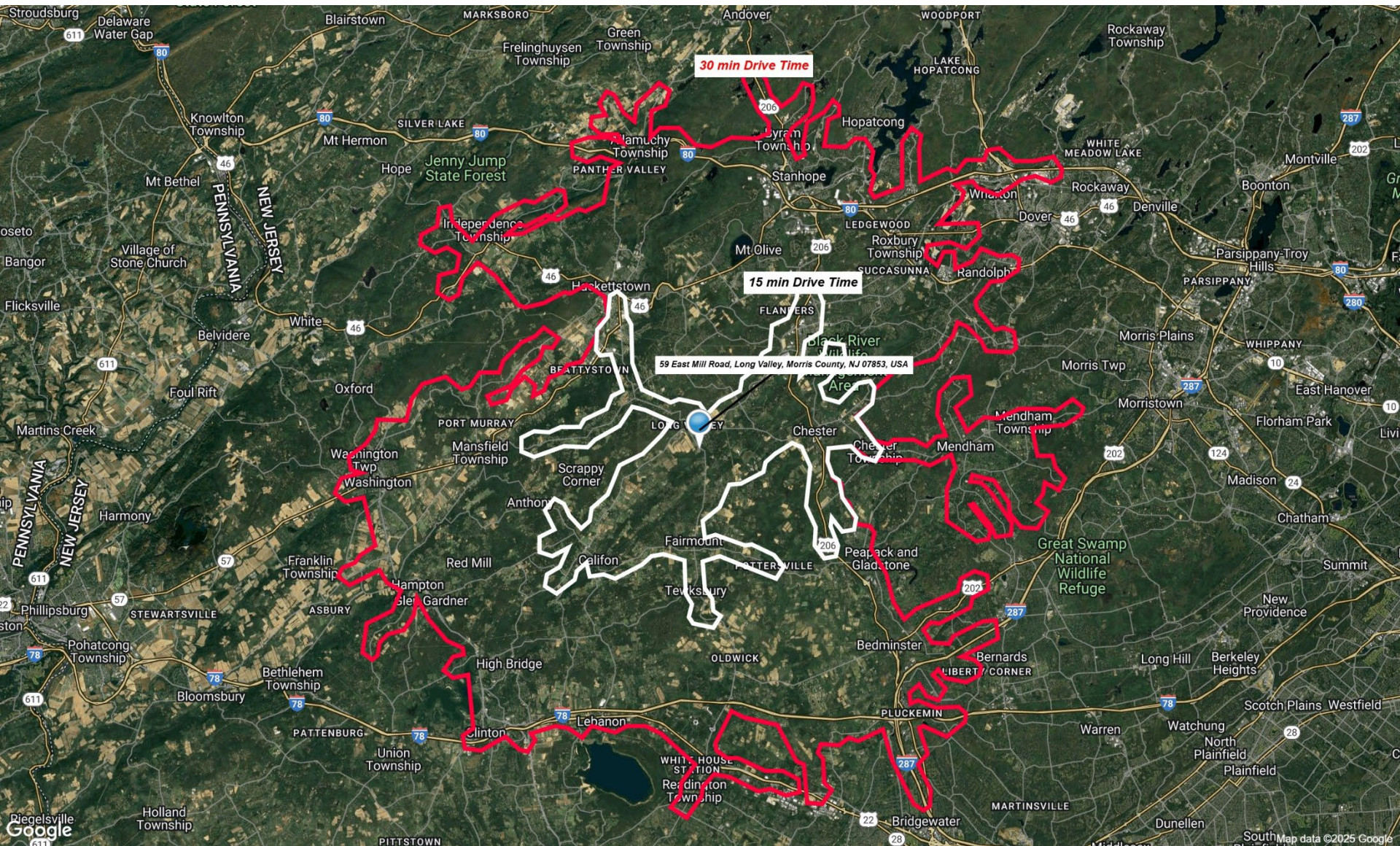


Exam Room 1



Reception Area

Drive Time Aerial



AREA DEMOGRAPHICS

3 Mile Radius

Population	11,541
Average HH Income	\$246,139
Median HH Income	\$184,632
Total Households	3,874
Median Age	43.6
Daytime Population	6,220

5 Mile Radius

Population	38,777
Average HH Income	\$198,051
Median HH Income	\$156,382
Total Households	14,012
Median Age	42.2
Daytime Population	25,881

7 Mile Radius

Population	84,325
Average HH Income	\$183,774
Median HH Income	\$146,542
Total Households	31,081
Median Age	41.3
Daytime Population	49,967

