

2083 Klockner Road

Professional Center, Hamilton Township NJ



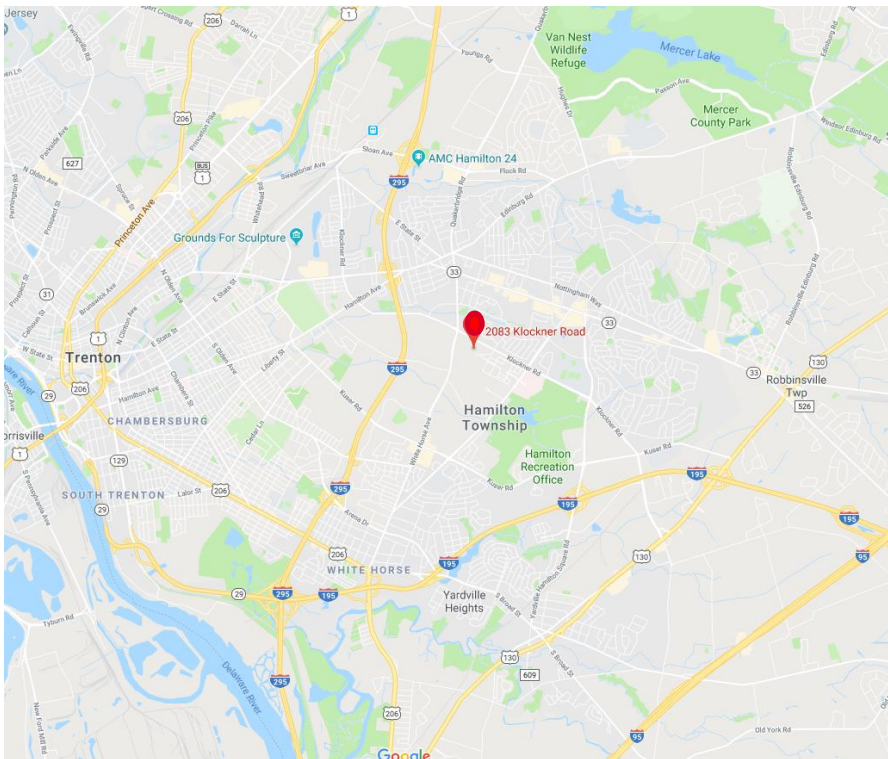
**Investment Property:
Medical Office Condo**

**1,654 SF Condo
\$299,000**

- Net Income: \$21,502/Year
- Operating Expenses: \$10,751/Year (Condo Fees \$3,696/Year included)
- Zoning: REO-5
- Block 2157, Lot 20, 0.14 Acres
- Taxes: \$4.83/SF (2019)
- Heating Fuel: Natural Gas; Utilities: Gas: On Site; Public Sewer; Public Water, Built: 1988
- Parking: 8 parking spaces
- Located near intersection of Whitehorse-Mercerville Road, close to RWJ/Barnabas Hospital, Capital Health Care, Routes 33, 206, US 1, 130, I-95, I-195, I-295, and NJTP Exit 7A
- 3 Year Lease Term

Condo Description:

- Waiting Room (10' x 15')
- Handicapped Bathroom
- Conference Room (10' x 19')
- (4) Exam Rooms (9' x 10')
- (2) with sinks
- Doctors Office (10' x 12')
- Storage Closet with sink and rear entrance
- All rooms ceramic tile Hall w/w carpet
- Ample Parking front door



Contacts: Jerry Fennelly, Matt Fennelly

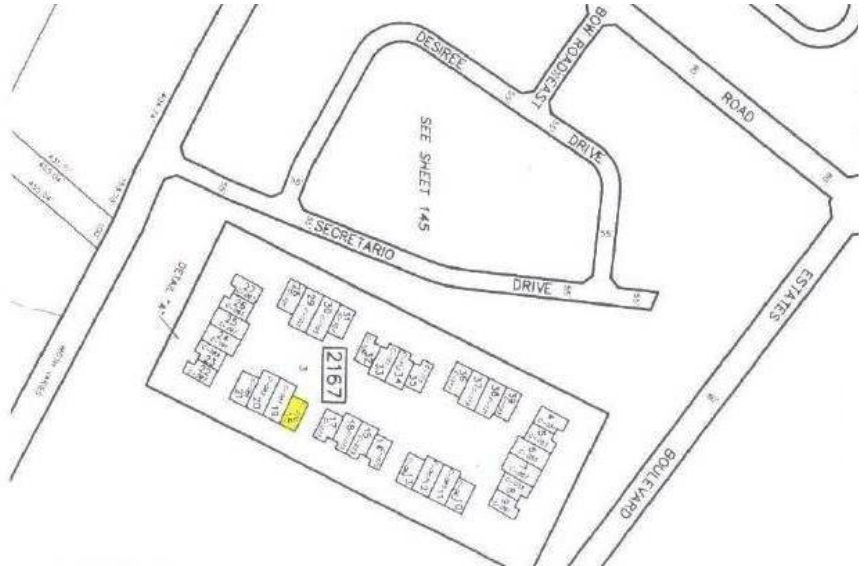
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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- The property is located in the Profession Center at Hamilton on Klockner Road, between Whitehorse-Mercerville Road and Whitehorse-Hamilton Square Road, near Robert Wood Johnson University Hospital.
- Medical Office Condo located in the Professional Center at Hamilton.
- Most of the offices in the complex are medical offices with some other professional uses.
- Office has been painted, cleaned and is ready to go.

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