

PRICE IMPROVEMENT



FULLY LEASED INVESTMENT OPPORTUNITY

1 Wilson Drive · Sparta, New Jersey

NEW ASKING PRICE

\$2,850,000 | 8.28% CAP RATE

- NOI: \$236,004
- 11,098 SF | 100% leased
- Medical, professional and government tenant base
- Stable in-place cash flow
- Built-in rent growth through scheduled lease increases
- NNN and gross lease structures
- Financials available with an executed NDA