



FOR SALE:

Brand New to the Market! Two-structure commercial / office + storage/garage facility investment – currently 100% leased

958 Adelphia Road | Freehold, NJ 07728

O F F E R I N G M E M O R A N D U M

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LEGACY
Commercial Realty, LLC





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EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

Two-structure commercial / office + storage/garage facility investment — currently **100% leased**.

- » ±5,050 SF Two-Story Professional Office Building - 100% leased.
- » ±1,491 SF Two-Story Detached Garage - 100% leased (currently being used for storage).
- » Office building has a basement for storage not included in the SF.

FOR SALE:

- » Asking Price: \$1,050,000.00
- » NOI: \$73,562.80
- » CAP Rate: 7.01%

SPACE DETAILS:

- » Total of 33 Parking Spaces.
- » Property is on well and septic. There is one septic system for 958 and 956 Adelpia Road.



MARKET AERIAL



Freehold Raceway Mall
±1,553,000 SF GLA | ±237 STORES
★ macy's JCPenney

CentraState
Healthcare System
ATLANTIC HEALTH SYSTEM PARTNER

Adelpia Plaza
ACME **BURGER KING**
Walgreens

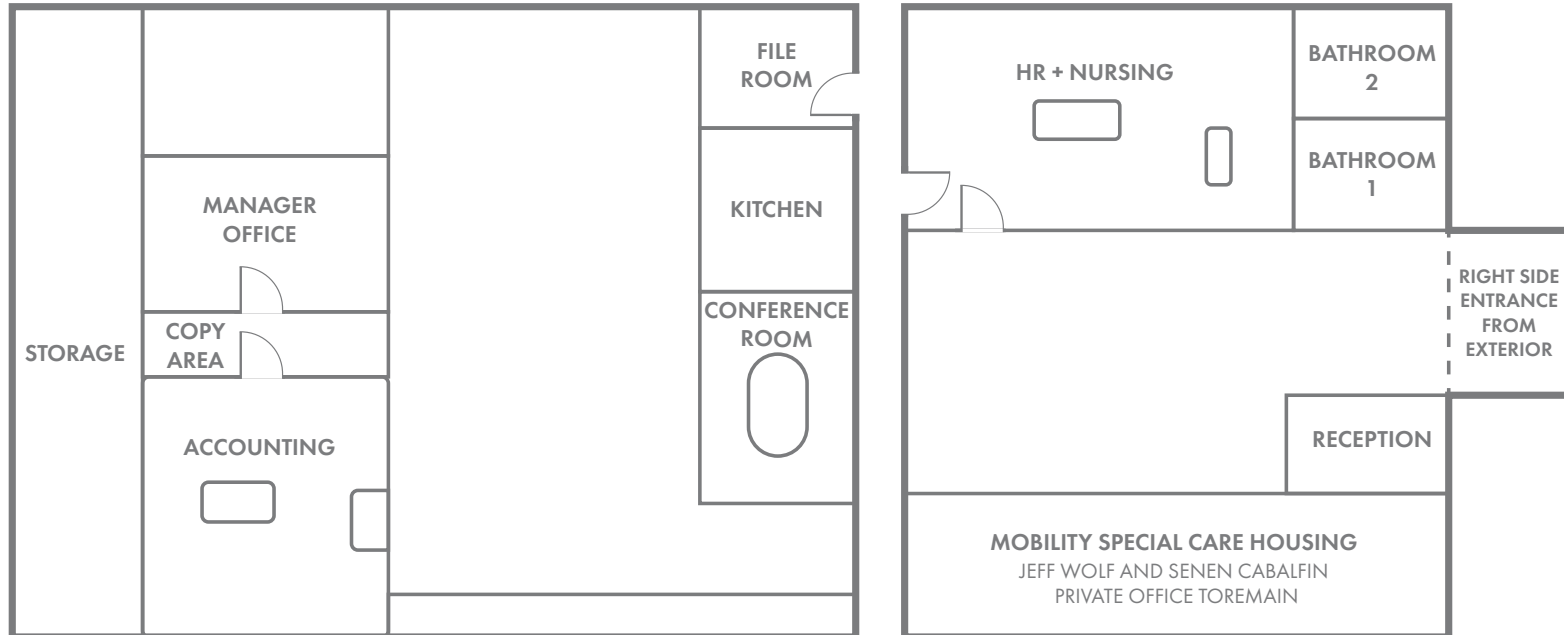
**SUBJECT
PROPERTY**

FLOOR PLAN

MOBILITY FAMILY O
COMPANIES CURRENT OFFICE

958 ADELPHIA ROAD,
FREEHOLD, NJ

SUITE 2



ALL SAHAY HOME CARE
INDICATES COMMON AREA
FOR USE BY LANDLORD & TENANT

(EXCEPT MOBILITY SPECIAL CARE HOUSING AND
DAN DAVIDSON JUST HANGS SIGNS OUTSIDE FOR REALTOR LICENSE)

SUITE 1, 2ND FLOOR - SMART PRODUCTS LLC

SUITE 3, 1ST FLOOR LEFT - KELSON & MERVES CPA

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