

Rumson Office Building For Sale



ADDRESS: 108 Avenue Of Two Rivers, Rumson
Block 99, lot 14

DESCRIPTION: Prestigious Rumson corner location, 2,200 (+/-) sf “Williamsburg Style” office building built in 1982 by the owner for his medical practice. Pride of ownership is evident in the quality of construction with special order brick, operable double hung Pella windows, two zone a/c, three zone hot water baseboard heat, nine foot high sheet rock ceilings in the reception room and two large corner private offices, built on slab, second story unfinished space used for storage. Three lavatories, three exam rooms with sinks, large secretarial/administrative area, prior x-ray room, kitchenette, utility room, two oversized corner offices. New sidewalks, new water heater, new emergency water leak detection system, much more.

2025 ASSESSMENT:	LAND:	\$854,600
	IMPROVEMENTS:	<u>\$ 69,400</u>
	TOTAL:	\$924,000

2025 TAXES: \$9,693

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GEOFFREY M. BROTHERS, CCIM
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BROTHERS COMMERCIAL BROKERAGE, INC.
227 E BERGEN PLACE, SUITE 3 • RED BANK, NEW JERSEY 07701 • 732-747-5575
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- ZONING:** Neighborhood Business
- PARKING:** 10 spaces on site.
- OTHER:** Access is on a Borough cross easement in the rear of the property. The property was a gas station years ago. Environmental information is available.
- PRICE:** \$1,600,000



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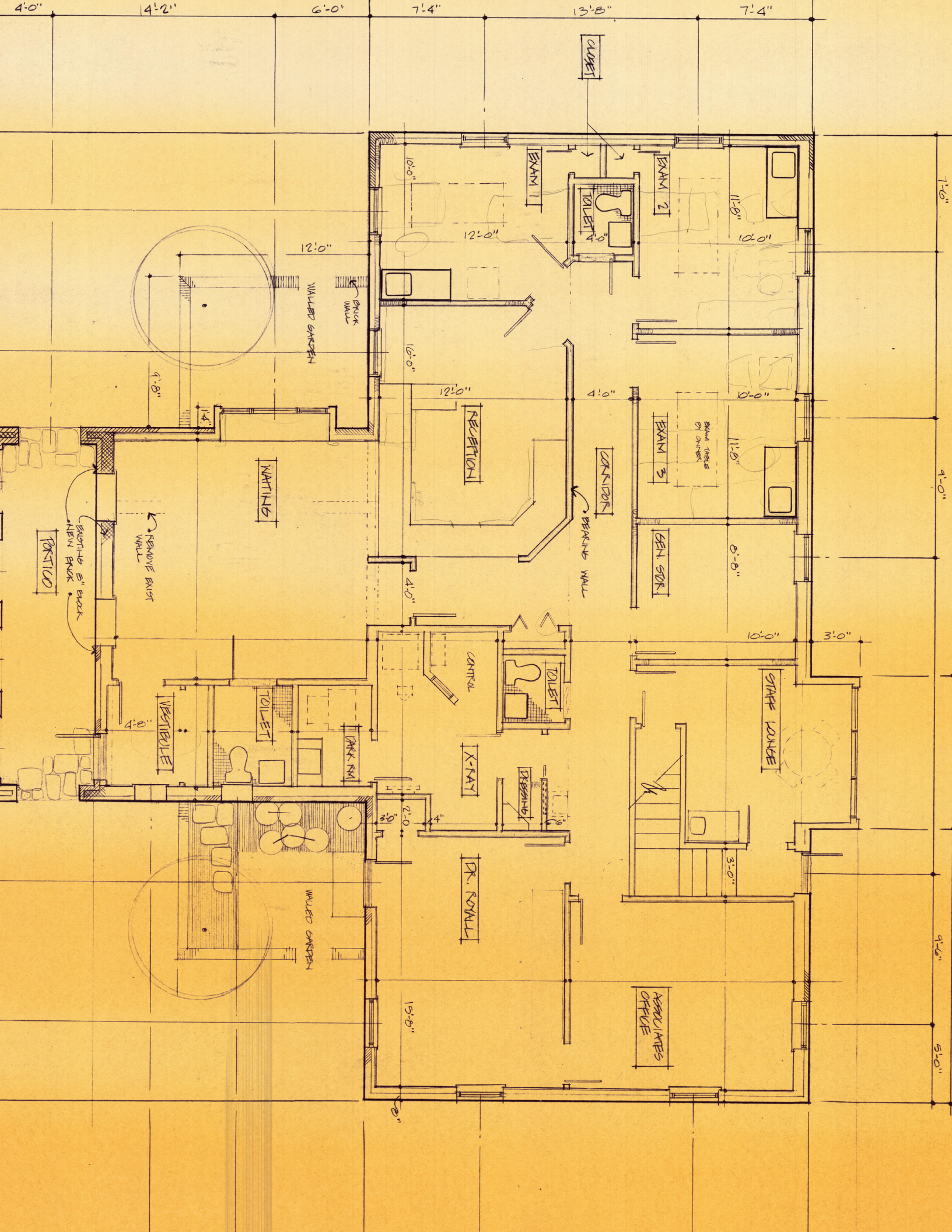
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4'-0" 4'-2" 6'-0" 7'-4" 13'-8" 7'-4" 1'-0" 9'-0" 4'-0" 1'-0" 5'-0"

CLINET

EXAM I

TOILET

EXAM 2

11'-8"

12'-0"

10'-0"

12'-0"

WALLED GARDEN

BRICK WALL

9'-8"

14"

RECEPTION

12'-0"

4'-0"

CONSIDOR

EXAM 3

EXAM TABLE ON CART

11'-8"

10'-0"

8'-8"

GEN. SOK

10'-0"

3'-0"

STAFF LOUNGE

TOILET

CONTROL

X-RAY

DRESSING

DR. RONALD

3'-0"

ASSOCIATES OFFICE

15'-8"

2'-0"

4"

3'-0"

4'-0"

VESTIBULE

TOILET

DARK RM

WALLED GARDEN

REMOVE EXIST WALL

BRICK TO 8" BACK

PORTICO

NEW BRICK

13'-8"

15'-8"

