



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

Matt Miller

SVP, INVESTMENT SALES & LEASING

C | 908.770.0686

Matt@legacyrealtynj.com

Seth Katz

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com

LEGACY
Commercial Realty, LLC





TABLE OF CONTENTS:

- 3 Executive Summary
- 4 Market Aerial
- 5 Flooplan
- 6 Disclaimer

EXCLUSIVELY LISTED BY:

Matt Miller

SVP, INVESTMENT SALES & LEASING

C | 908.770.0686

Matt@legacyrealtynj.com

Seth Katz

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com



LEGACY
Commercial Realty, LLC

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: \$950,000.00
- » NOI: \$73,562.80
- » CAP Rate: 7.74%

SPACE DETAILS:

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



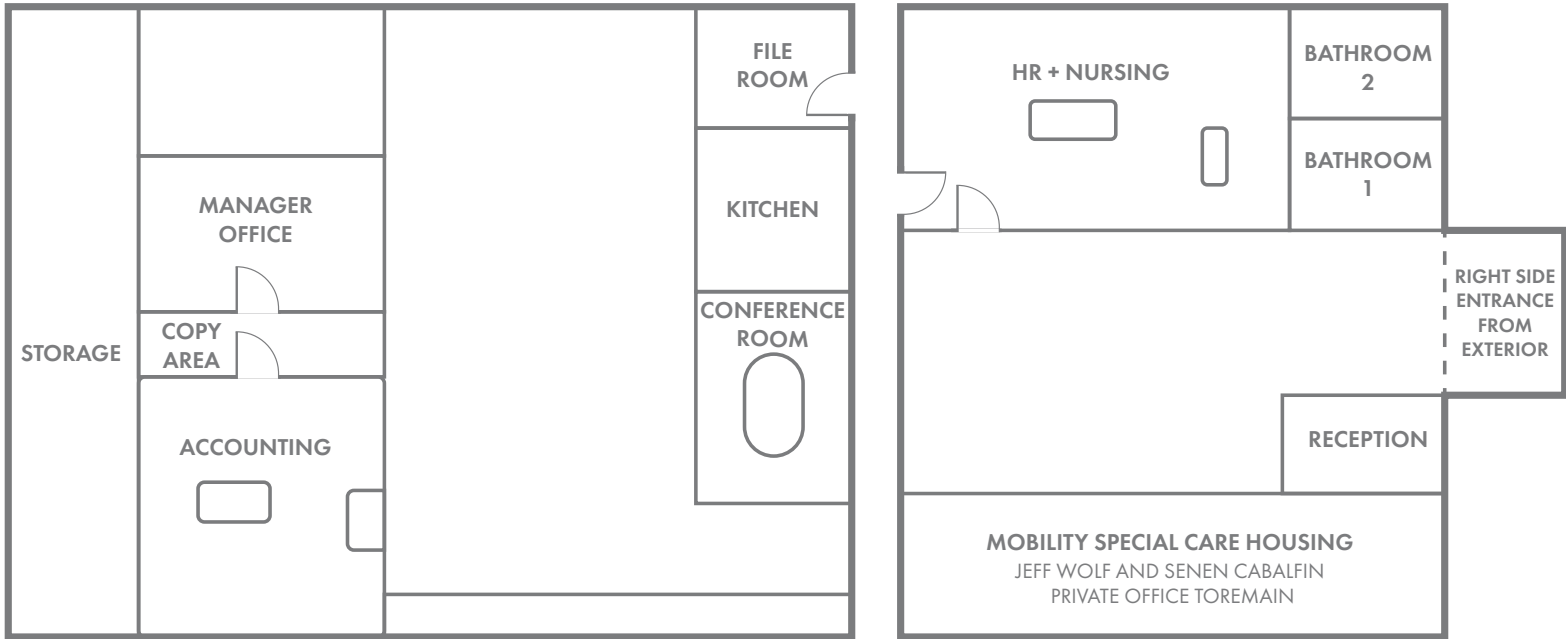
MARKET AERIAL



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

DISCLAIMER

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the here in referenced "Property". This brochure was prepared by Legacy Commercial Realty, L.L.C. and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of LCR, L.L.C. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, LCR, L.L.C. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or LCR, L.L.C. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. LCR, L.L.C. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.



FOR SALE:

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

958 Adelphia Road | Freehold, NJ 07728

OFFERING MEMORANDUM

Matt Miller

SVP, INVESTMENT SALES & LEASING

C | 908.770.0686

Matt@legacyrealtynj.com

Seth Katz

BROKER OF RECORD / CEO

C | 732.333.6380

Seth@legacyrealtynj.com

LEGACY
Commercial Realty, LLC

