

LEGACY

Commercial Realty, LLC

Medical / Professional Office Building for Sale



CONGRESSIONAL OFFICE PARK

3088 ROUTE 27, SOUTH BRUNSWICK, NJ 08824

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PROPERTY SUMMARY:

3088 Route 27 is a +/- 14,870 SF single-story freestanding medical / professional office building for sale and part of a three-building complex known as Congressional Office Park which consists of destination oriented local and regional medical and professional businesses.

Current practices / businesses operating within the complex include Emerald Health & Wellness, Vacation Zone, Internal Medicine, Cardiology, Allergy & Asthma, Pediatric Dentistry, General Dentistry, Wellness Center, Pediatrics, Law Firm, Mortgage Company, & other various business professionals.

The property is located on heavily traveled Route 27 in Franklin Park (South Brunswick) with approximately 24,062 cars traveled per day.

PROPERTY DETAILS:

+/- 14,870 SF single-story freestanding medical / professional office building for sale ideal for user / investor.

Asking Price: \$3,200,000.00

- Currently 58.5% Occupied. Please inquire further for financials.**
- 124 Total Parking Spaces Onsite.**
- Each unit has its own private entrance for direct access from the parking lot.**
- Roof is 4 years old.**
- All Units aside from units 1 & 7 are newly renovated in 2025 with brand new HVAC Units, bathrooms, LED Lights, and drop ceiling**
- C- 2 Zoning. Permitted uses include medical and professional offices.**

AVAILABLE SPACE:

12 Total Units - See Below for Available Units

- **Unit 1: +/- 1,289 SF**
- **Unit 7: +/- 1,289 SF**
- **Unit 5: +/- 1,290 SF**
- **Unit 6: +/- 1,154 SF**
- **Unit 12: +/- 1,154 SF**

Units 1 & 7 are currently one contiguous space which is fully built out and furnished totaling 2,578 SF.

Units 5, 6, & 12 are contiguous which would allow a total of 3,598 SF of space if needed. Units are already demised into separate units.

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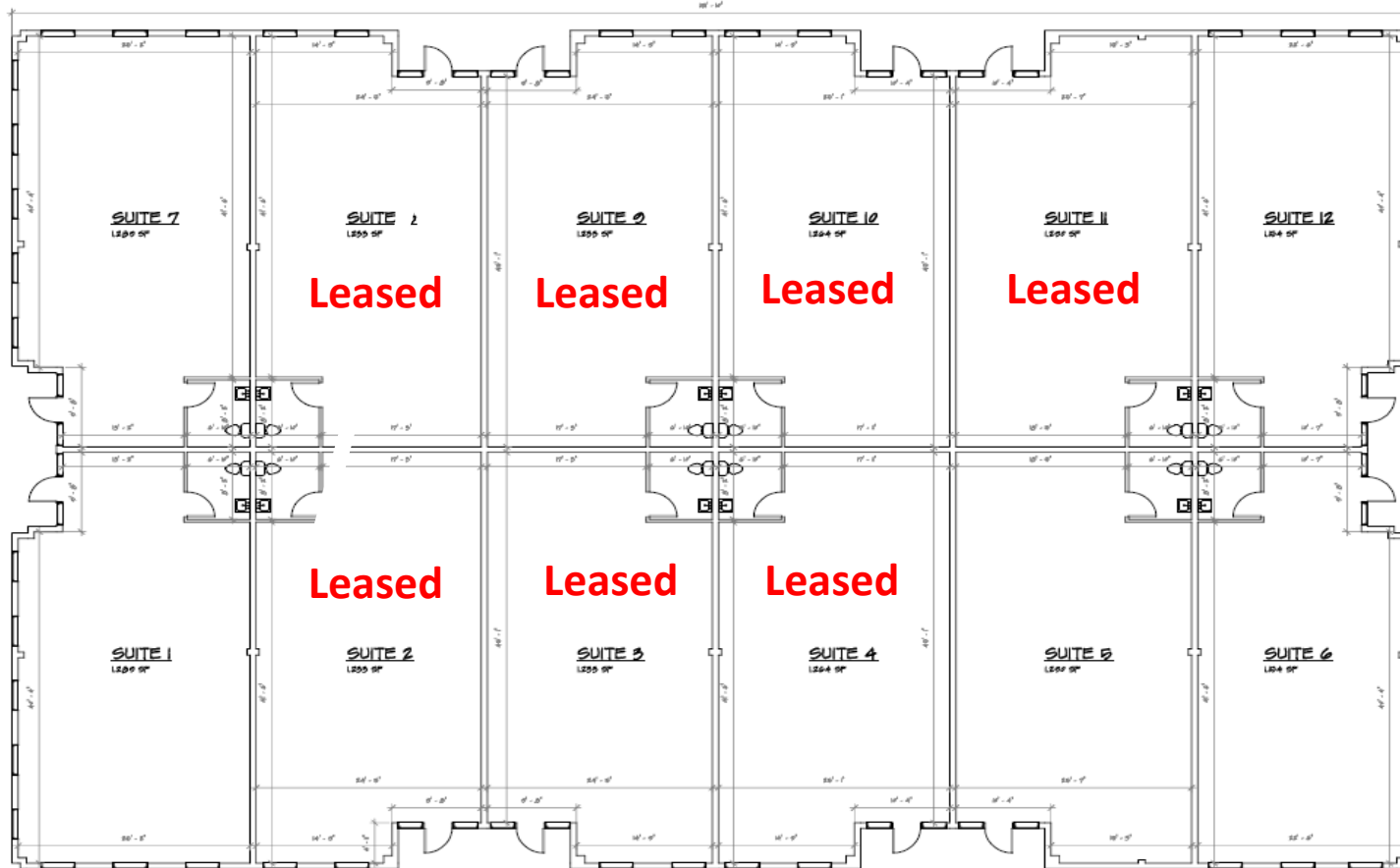
AERIAL VIEW:



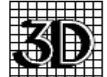
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AS BUILT PLANS:



EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



ARCHITECTURE
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Existing Conditions at
3000 Rt 27
Kendall Park, New Jersey

DESCRIPTION
DATE: 11/20/24
DRAWN BY: ST
CHECKED BY: WJD
SCALE: AS NOTED
SHEET 1 OF 1

SHEET
A-1

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ADDITIONAL PHOTO:



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SIDE PHOTO:



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