

BRAND NEW TO THE MARKET!



FOR SALE: Two Professional Office Buildings totaling ± 5,945 SF

78 Court Street | Freehold Borough, NJ

OFFERING MEMORANDUM

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LEGACY
Commercial Realty, LLC





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TABLE OF CONTENTS:

3	EXECUTIVE OVERVIEW
5	PROPERTY SURVEY
6	FLOOR PLAN
8	SITE PLAN
9	MARKET AERIAL
10	PROPERTY PHOTOS
11	DISCLAIMER

EXECUTIVE OVERVIEW

Ideal for User / Investor

Two Professional Office Buildings totaling ± 5,945 SF.

Asking Price: \$1,395,000.00

Building 1: Single Story Professional Office Building

- » 1st Floor: 1,971 SF
- » Finished Basement: 345 SF
- » Total SF: 2,316 SF

Building 2: Three-Story Professional Office Building

- » 1st Floor: 1,764 SF
- » 2nd Floor: 1,063 SF
- » 3rd Floor: 384 SF
- » Finished Basement: 418 SF
- » Total SF: 3,629 SF

Total Lot Size: ~0.55 acres

Year Built: Circa 1900 (historic colonial-style structure)

Zoning: Office/Residential (R-5)

Parking: ~18 spaces plus 1 Handicap

KEY HIGHLIGHTS

- » Colonial-style architecture with preserved historic features such as hardwood floors, fireplaces, and an abundance of natural light.
- » Constructed circa 1900 - Fully Renovated in 2022.
- » Located directly across from the Monmouth County Courthouse.
- » Multiple private offices and common areas.
- » Building has a generator.
- » Basement for storage/utilities.
- » Abundance of Parking – 19 total parking spaces.
- » Private outdoor courtyard and fenced lot.
- » Multiple entry points.



EXECUTIVE OVERVIEW

LOCATIONAL DETAILS

- » Steps from downtown Freehold Borough, New Jersey
- » Walkable to Main Street dining, retail, and services
- » Near major regional draws:
 - » Freehold Raceway
 - » Monmouth Battlefield State Park
- » Strong commuter access:
 - » ~40 miles to Manhattan
 - » ~23 miles to Staten Island

Freehold Borough serves as a central commercial hub in Monmouth County, with a growing population and strong ties to the NYC metro area

ZONING INFORMATION

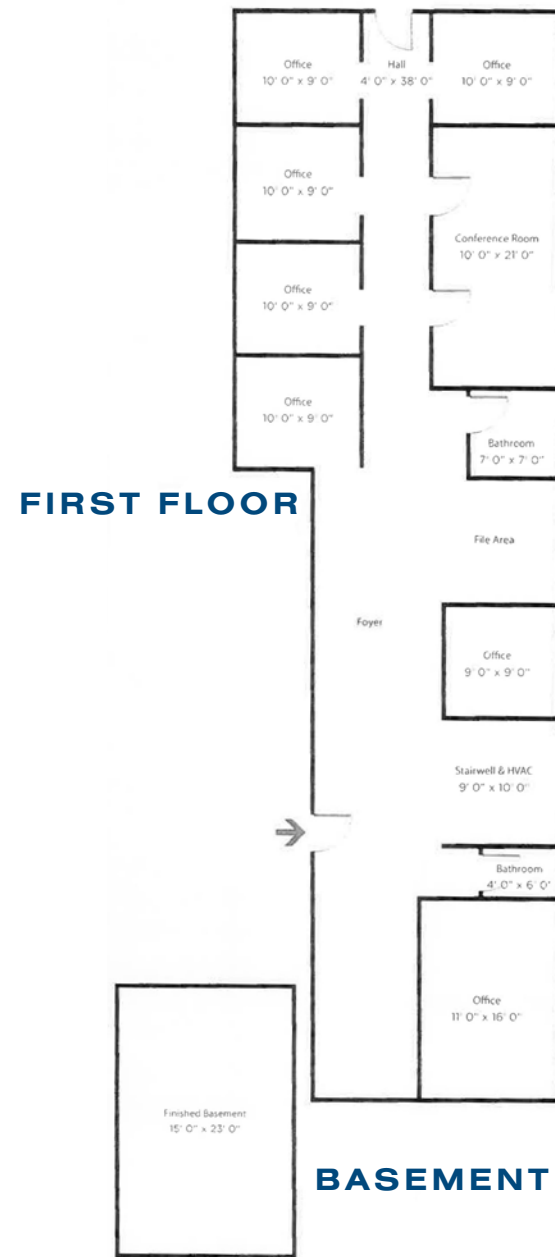
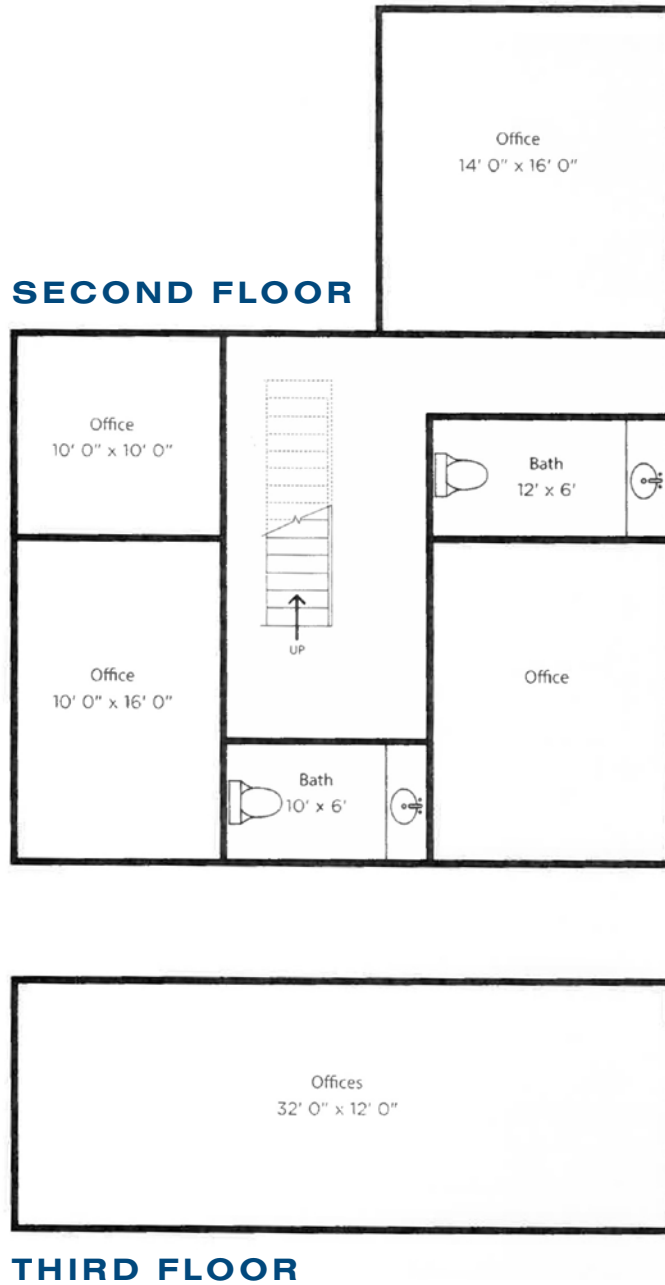
Zone: R-5 (Office/Residential)

Permitted Uses May Include:

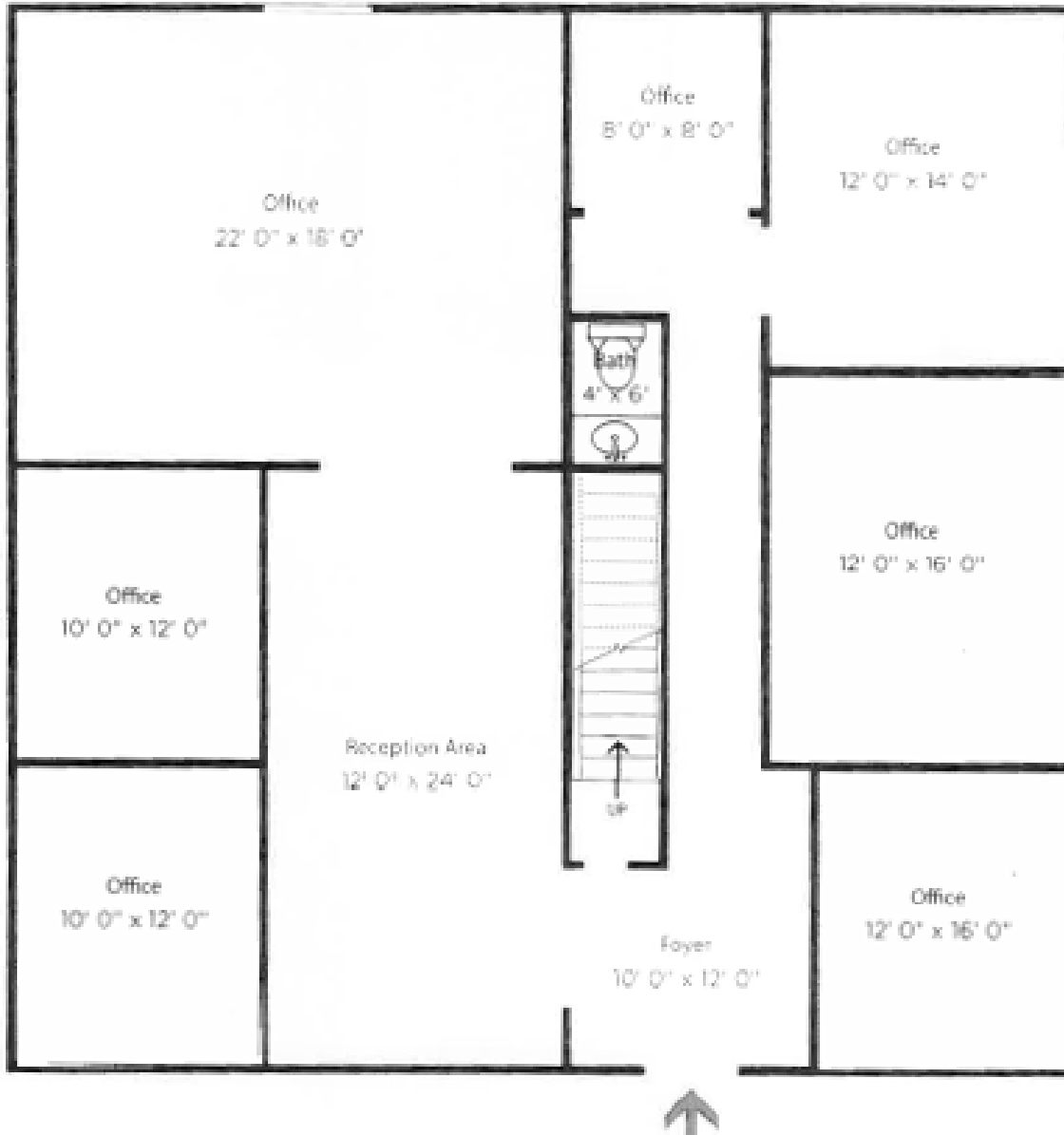
- » Professional offices
- » Residential conversion (subject to approvals)
- » Mixed-use configurations



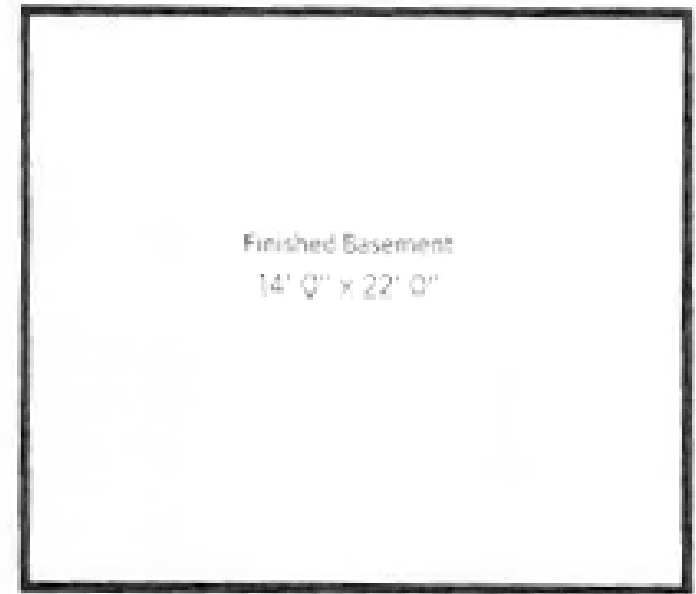
Floor Plan - Rear Building



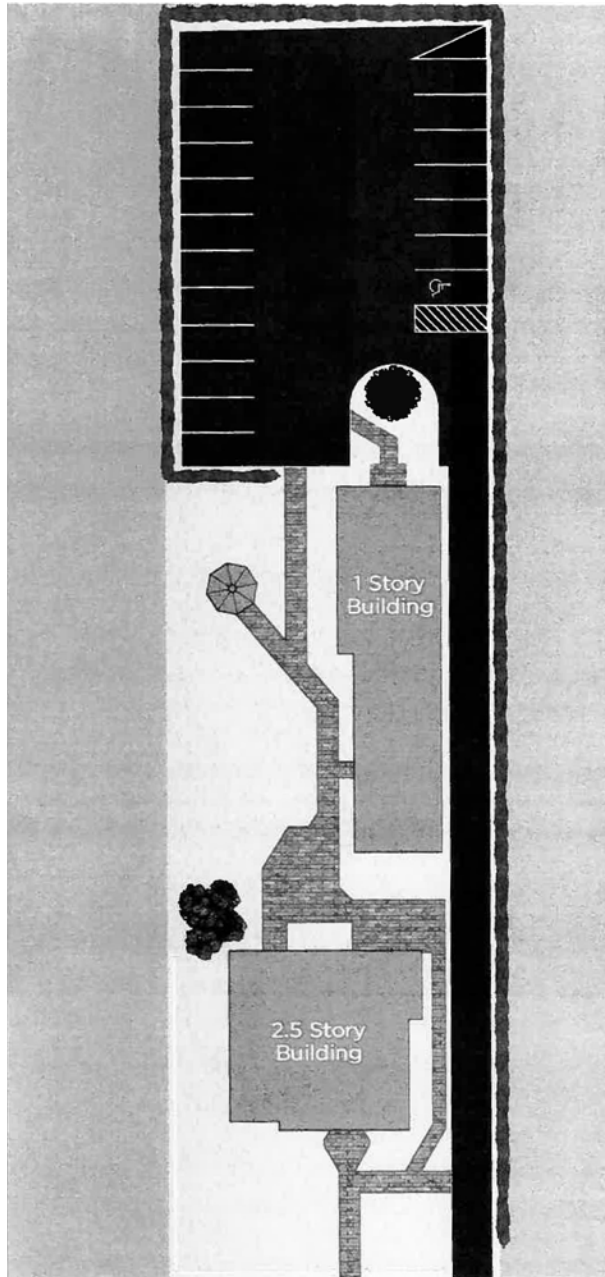
Floor Plan - Front Building



FIRST FLOOR



BASEMENT





FREEHOLD RACEWAY MALL
±1,553,000 SF GLA | ±237 STORES

JCPenney
macy's
DICK'S SPORTING GOODS
L.L.Bean
PRIMARK

FREEHOLD MALL

Burlington Coat Factory
LESLIE'S SWIMMING POOL SUPPLIES
Firestone
ALDI

SOUTH FREEHOLD SC

ShopRite
Dollar Tree

CentraState Healthcare System
ATLANTIC HEALTH SYSTEM PARTNER



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