

# CURRAN COMMERCIAL OFFERING



**162 HIGHWAY 35  
EATONTOWN, NEW JERSEY**

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**5,460 SF MEDICAL OFFICE  
INVESTMENT SALE**  
**\*\* SALE LEASEBACK \*\***



# PROPERTY OVERVIEW

- Asset:** 5,460 SF TOTAL [ 4,410 SF MAIN BUILDING | 1,050 SF ANCILARY BUILDING ]
- Tenant:** Seacrest Recovery Center [ Occupant Since 2017 | 8+ Years ]
- Sale Price:** \$2,500,000.00
- Lease Term:** Existing Tenant will sign a market NNN Lease with 3% yearly increases with the new owner for a period of 3 – 7 Years with fixed options to renew. Tenant will make sure that they have options to renew unless the sale price warrants an early exit. This will be negotiated prior to signing a Purchase and Sale Agreement.  
\*\* Seller has ownership of Seacrest Recover Center
- Parking:** 26 Spaces

**PROPERTY OVERVIEW**

[www.currancommercial.com](http://www.currancommercial.com)





**PHOTOS**

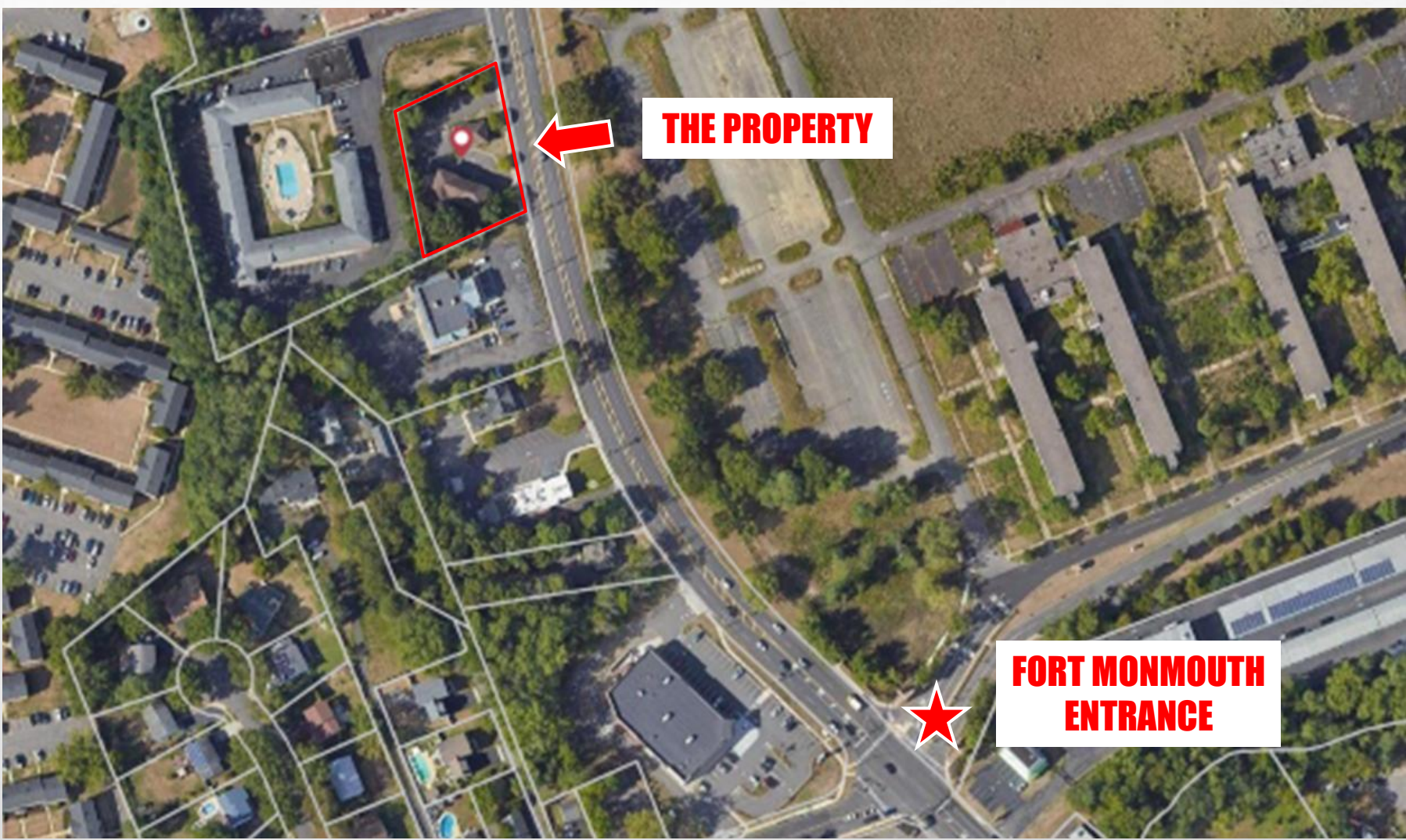
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**THE PROPERTY**

**FORT MONMOUTH  
ENTRANCE**

[CLICK FOR MAP LOCATION](#)

**MAP**

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## OFFERING MEMORANDUM - ADDITIONAL INFORMATION

For more information about 162 Route 35 in Eatontown, New Jersey contact Curran Commercial. The following additional information can be obtained for qualified parties with serious interest upon signing a Non-Disclosure/Confidentiality Agreement:

- Financials
- Rent Rolls

Curran Commercial does not warranty any information found within this package. All prospective buyers are encouraged to perform their own due diligence. Please contact me directly with any questions. Thank you for your consideration.

Cordially,



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