FOR SALE: **Brand New to the Market! Two-structure commercial / office + storage/garage investment – currently 68% leased**

958 Adelphia Road | Freehold, NJ 07728

OFFERING MEMORANDUM

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LEGACY
Commercial Realty, LLC

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EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

Two-structure commercial / office + storage/garage investment — currently 68% Leased.

- ±5,050 SF Two-Story Professional Office Building
- ±1,491 SF Two-Story Detached Garage (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:

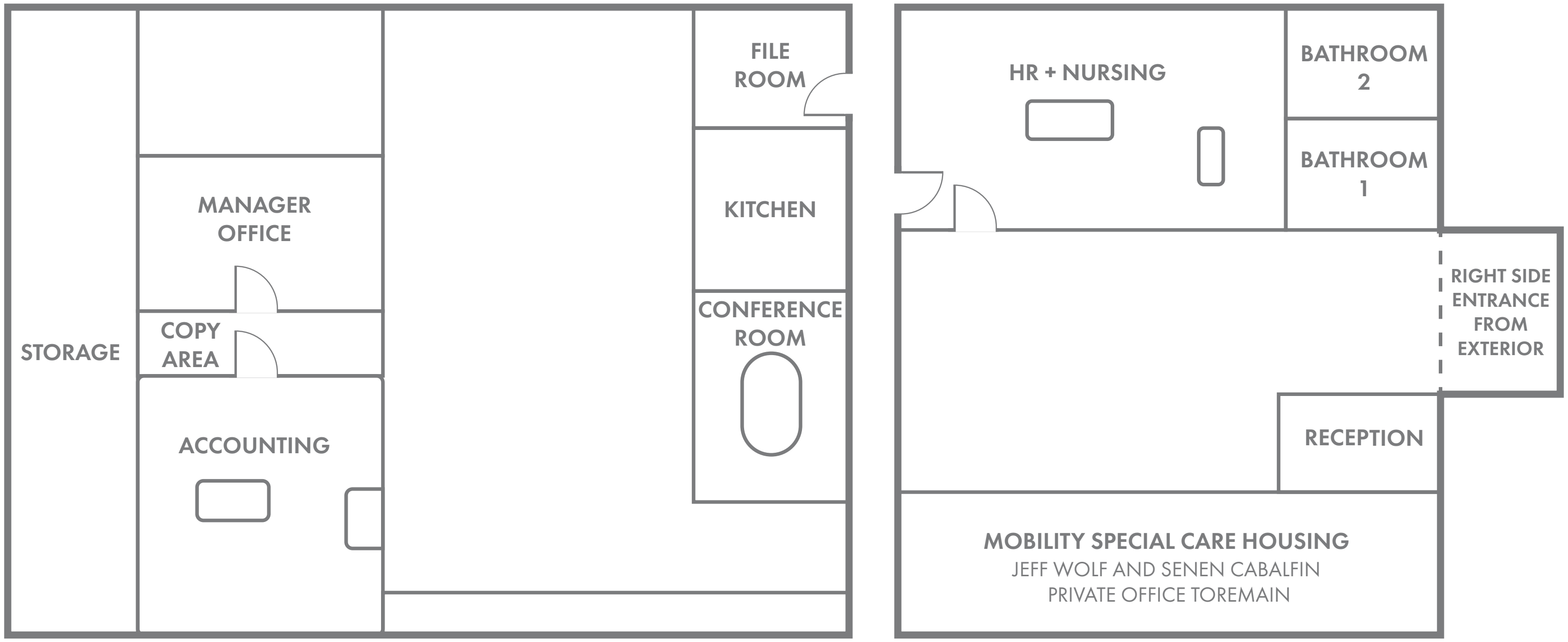
- Total of 33 Parking Spaces.
- Property is on well and septic. There is one septic system for 958 and 956 Adelphia Road.

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 - VACANT

SUITE 3, 1ST FLOOR LEFT - KELSON & MERVES CPA

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