



**FOR SALE:**

**Medical Office – Multi Tenant Medical Investment**

**932 State Road | Princeton, NJ 08540**

**OFFERING MEMORANDUM**



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**LEGACY**  
Commercial Realty, LLC



#### EXCLUSIVELY LISTED BY:

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## EXECUTIVE SUMMARY

Legacy Commercial is pleased to present 932 State Road which is a 16,596 square foot two-story medical office building located in Princeton, Montgomery County, New Jersey. The property is 100% occupied by The Princeton Center for Plastic Surgery, GenPsych, and Princeton Surgiplex (Surgery Center). The building has full elevator access, and the roof was recently replaced in 2021.

### ASKING PRICE

■ **\$6,500,000.00**

### KEY HIGHLIGHTS

- **Address:** 932 State Road
- **Building SF:** +/- 16,596 SF
- **% Occupied:** 48.7%
- **Year Built / Renovated:** 1972 / 2021
- **Cap Rate:** 6.63% - Proforma
- **NOI:** \$430,820.44 - Proforma
- **Parking:** 61 Spaces (including handicapped)





The Princeton Center for Plastic Surgery is one of the top cosmetic enhancement practices in all of New Jersey. The cosmetic, plastic, and reconstructive clinical team has been serving Princeton and the surrounding communities since 1991.

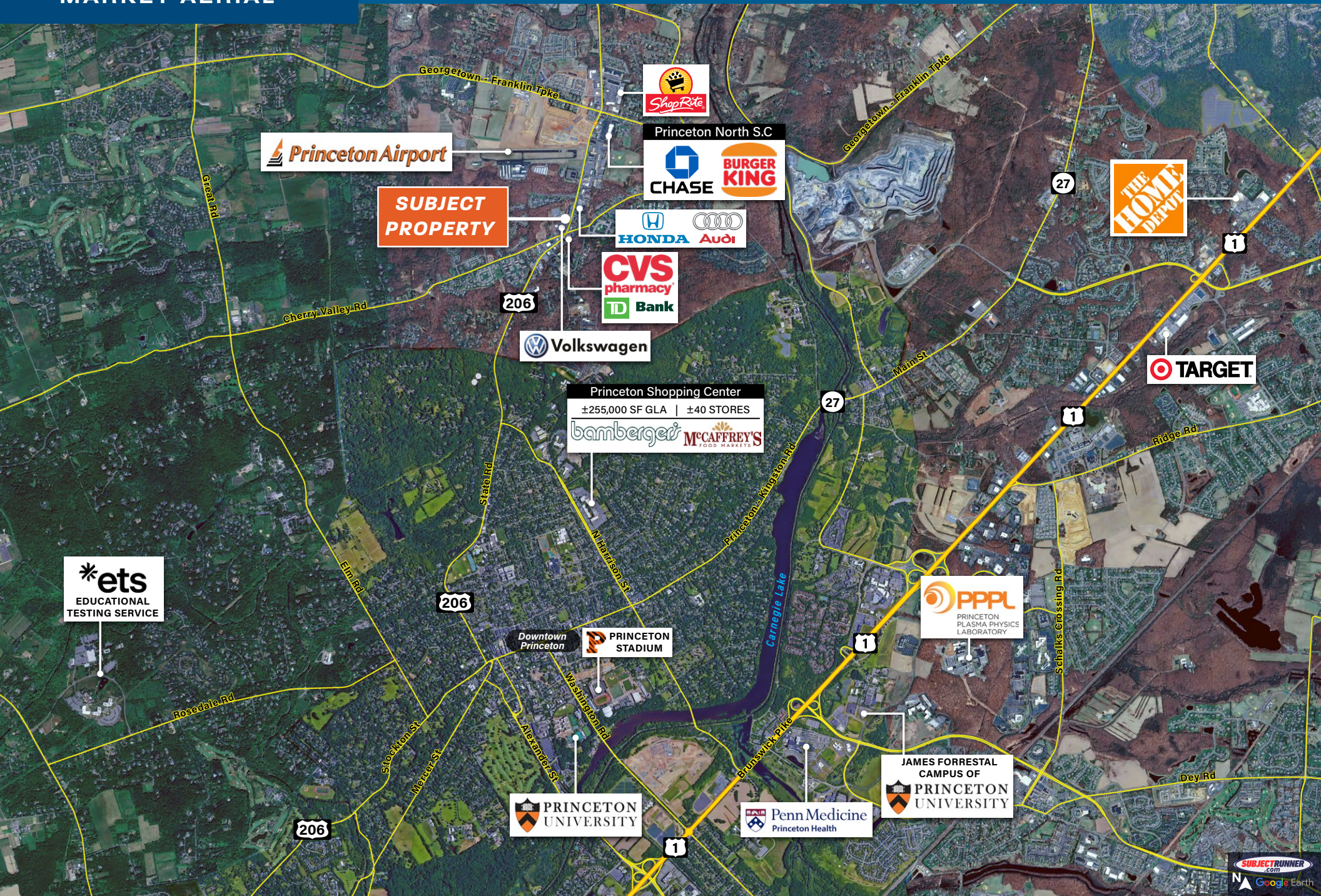
<https://www.princetonsurgery.com/>



Princeton Surgiplex specializes in Spine Surgery, Orthopedic Surgery, Nerve Reconstruction, Radio Frequency & Pain Management surgical procedures.

<http://www.princetonasc.com/>

# MARKET AERIAL



932 STATE ROAD, PRINCETON, NJ 08540

## PROPERTY PHOTOS



932 STATE ROAD, PRINCETON, NJ 08540

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.



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