

KROLL

COMMERCIAL REALTY_{LLC.}

APPROXIMATELY 3,000 SF MEDICAL 1ST FLOOR OFFICE CONDO AVAILABLE FOR SALE TAYLORS MILLS ROAD, MANALAPAN



- Located in beautiful open air, attractively designed Atrium Medical Arts Building
- In the heart of Manalapan w/easy access to Route 9, Route 33, & other major hwys.
- Includes 2 consultations rms, 4 exam rms, 3 therapy rms, laboratory, reception area w/waiting area in office + add'l waiting area outside office in serene open area
- 2 bathrooms on main level, pvt bathroom w/shower on upper level
- Abundant parking



**Adrian Kroll @732-613-8100 ext.16
akroll@krollcommercial.com**

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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**224 Taylors Mills Road, Manalapan
Suites 106 & 106A
Block 10, Lot 26, Qualifier C10-7**

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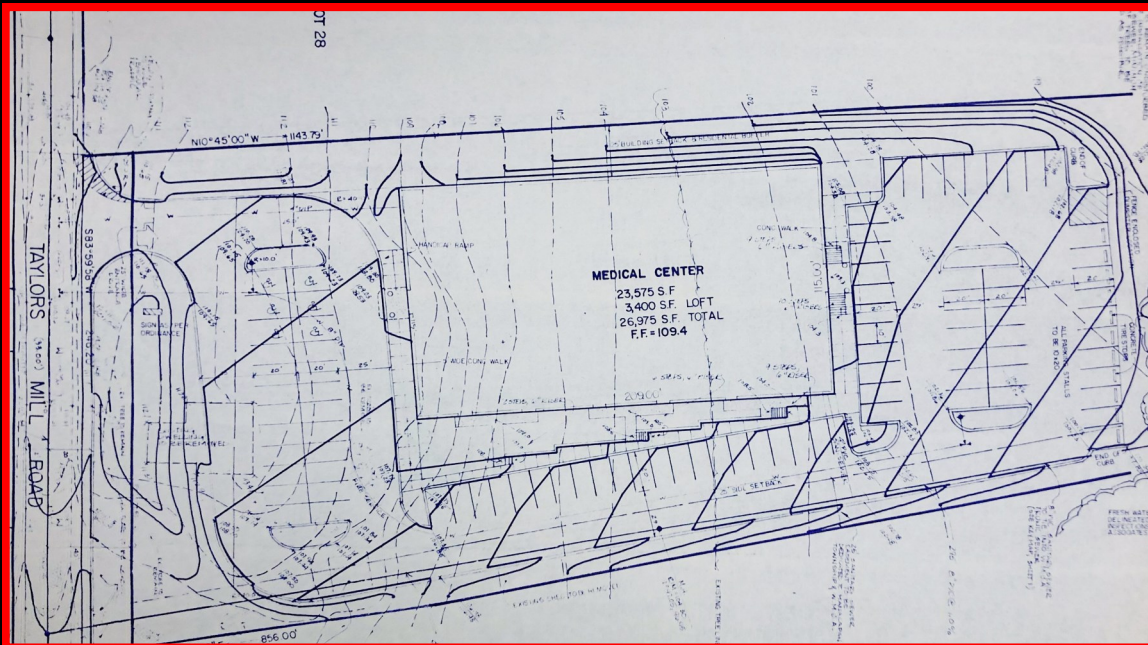
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Demographics for 224 Taylors Mills Rd. Manalapan

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	6,290	51,985	111,512
2019 Total Employees	5,100	18,675	56,670
2019 Household Income: Average	\$140,184	\$140,868	\$136,620



CALL FOR PRICING & APPOINTMENT

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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.