

KROLL

COMMERCIAL REALTY L.L.C.

FOR SALE : MEDICAL / PROFESSIONAL OFFICE

**IN THE HEART OF THE EAST BRUNSWICK
MEDICAL ARTS COMMUNITY**

E6 Brier Hill Court, East Brunswick, NJ 08816
\$240,000.00 +/- 1,400 SF

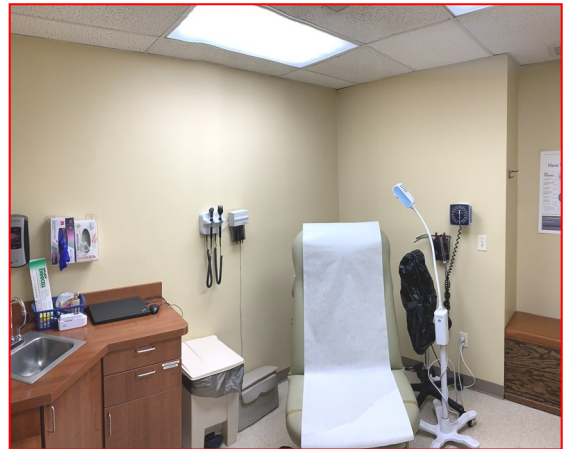
- +/- 1,400 SF.
- Full Basement.
- Two Bathrooms.
- One Private Doctors' Office, or Consultation Room.
- Waiting Area and Receptionist's Desk.
- Two Exam Rooms (with the ability to have three).
- Easy Access from Parking Lot.
- Close to Hospitals, Highways, Restaurants, Banks, Post Office.
- Heavy Residential Surrounding Area
- Located in a Clean, Professional, Well-Managed Complex. (*The East Brunswick Medical Arts Community*).



Call James Chiarello : 609-864-5766 or 732-613-8100
www.krollcommercial.com jchiarello@krollcommercial.com

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Demographics for B2 Brier Hill Court

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	10,740	57,184	165,329
2019 Total Employees	4,109	23,252	66,058
2019 Household Income: Average	\$125,856	\$121,960	\$111,973



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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.

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