



OFFICE BUILDING

FOR SALE

# PROFESSIONAL/MEDICAL CONDO

123 Columbia Turnpike Suite 101B, Florham Park, NJ 07932

*For More Information, Contact the Exclusive Brokers*

**RYAN MARTINEZ**

*Sales Associate*

[rmartinez@blauberg.com](mailto:rmartinez@blauberg.com)

973.379.6644 x228

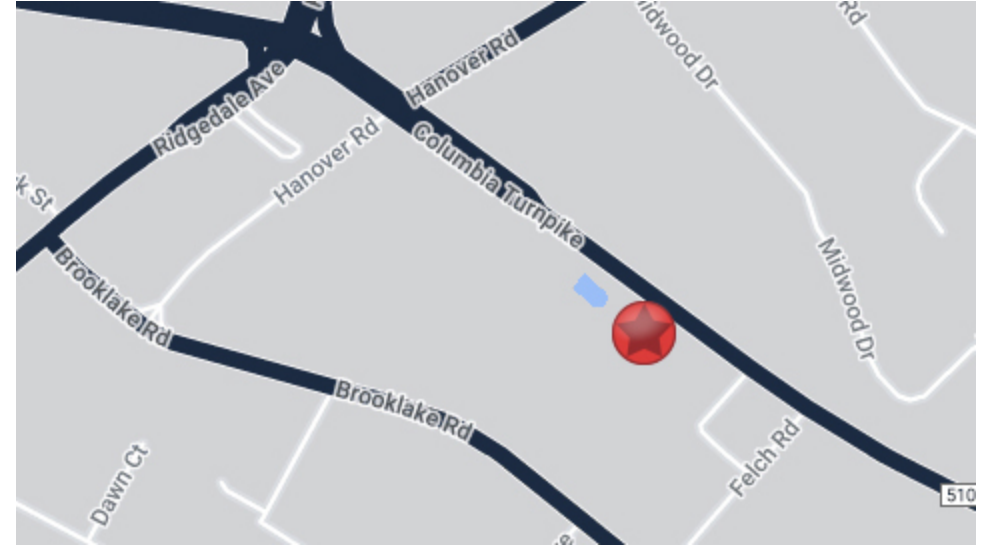


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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## LOCATION DESCRIPTION

Approx 2 Miles to Morristown Municipal Airport

Approx. 3.7 Miles to I-287

Approx. 8 Miles to I-78 and I-80

## OFFERING SUMMARY

Sale Price:	\$348,920
Building Size:	1,342 SF

## PROPERTY HIGHLIGHTS

- Excellent looking professional/medical condo (Unit 101B) in well-maintained professional building
- ±1,342 sq ft. on the first floor
- Reception area, kitchen area, bathroom, good storage space, ample parking
- Conveniently located to I-80, 287 and Routes 10 and 24
- Close proximity to Morristown Airport and downtown Florham Park
- \*\*\*Potential to Purchase the Dental Practice from Seller/Owner\*\*\*

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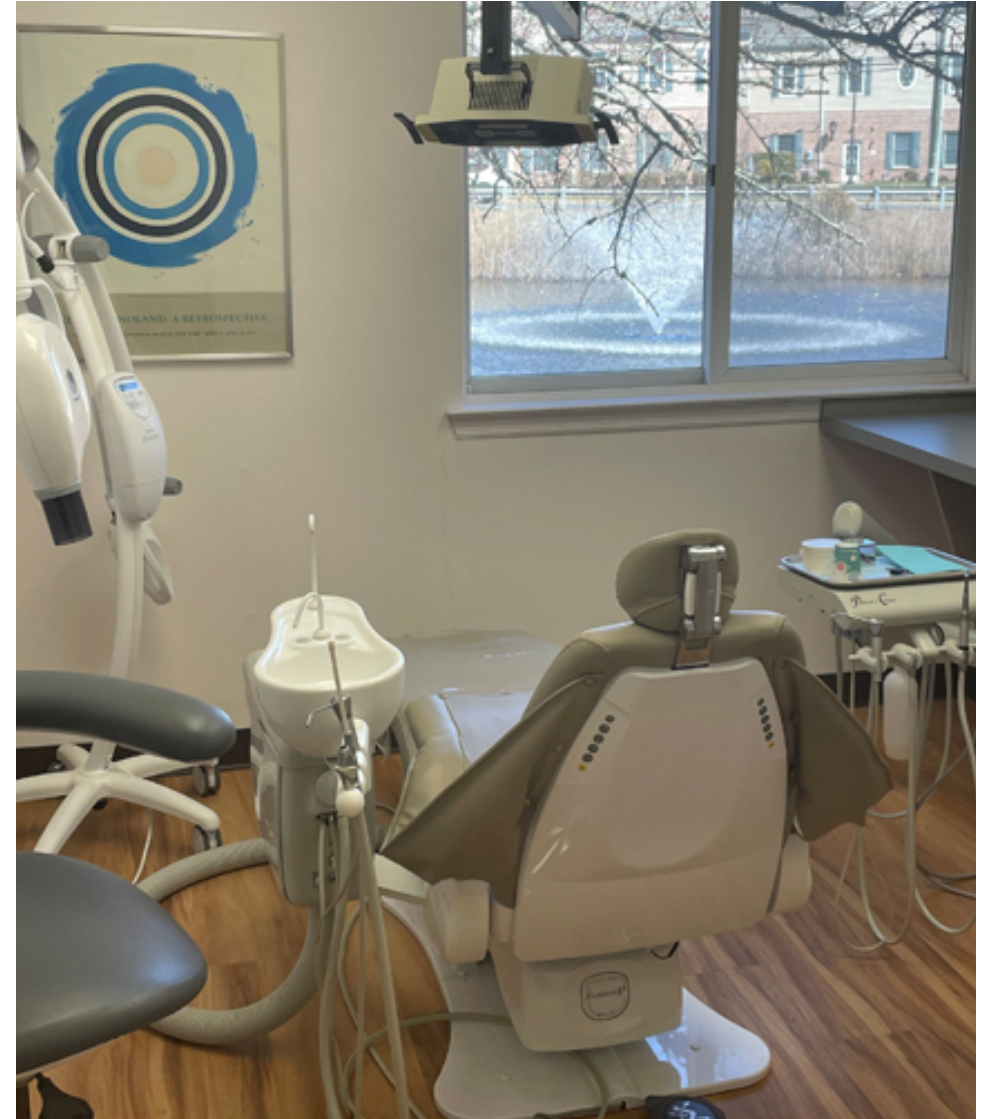
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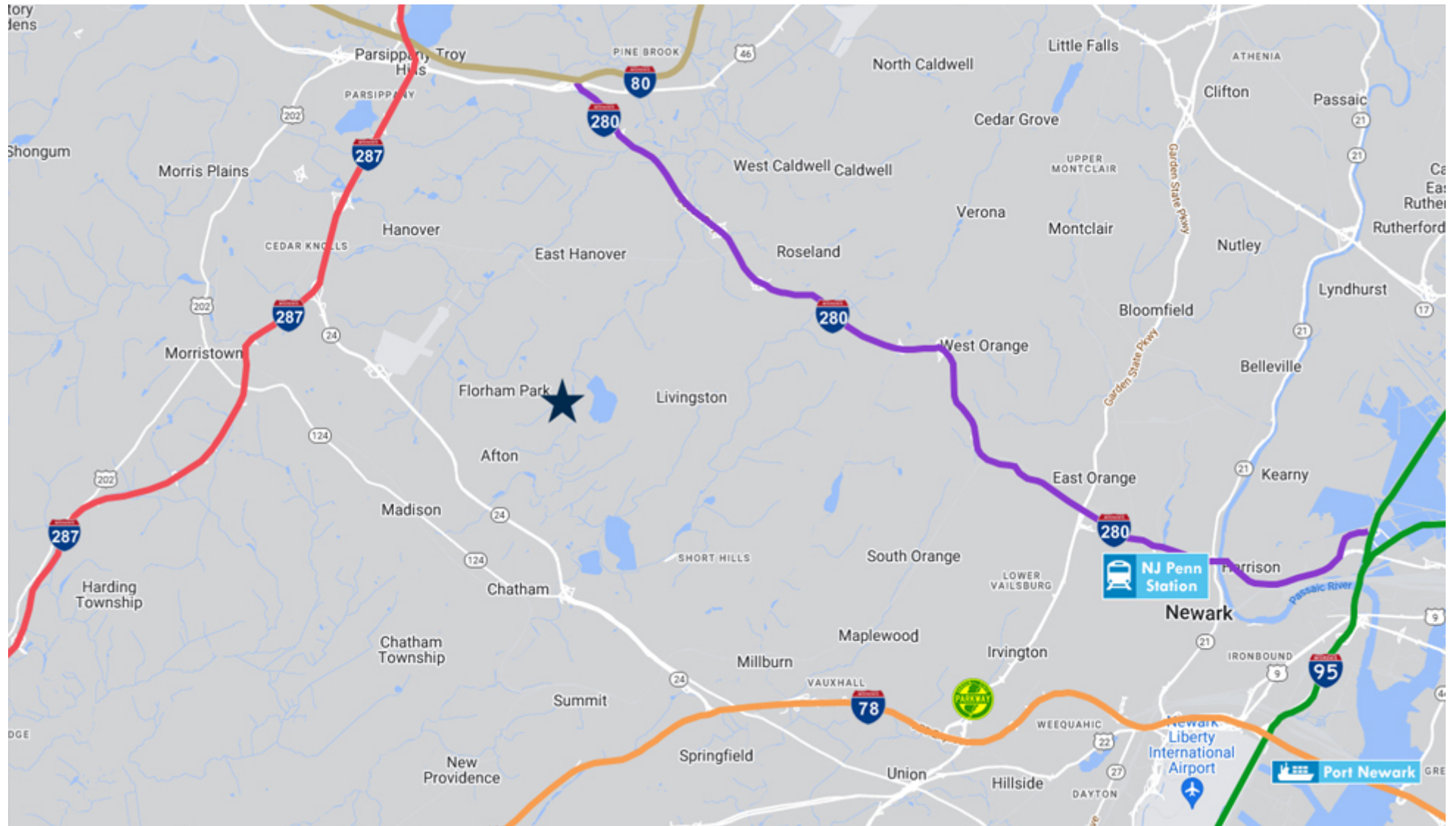
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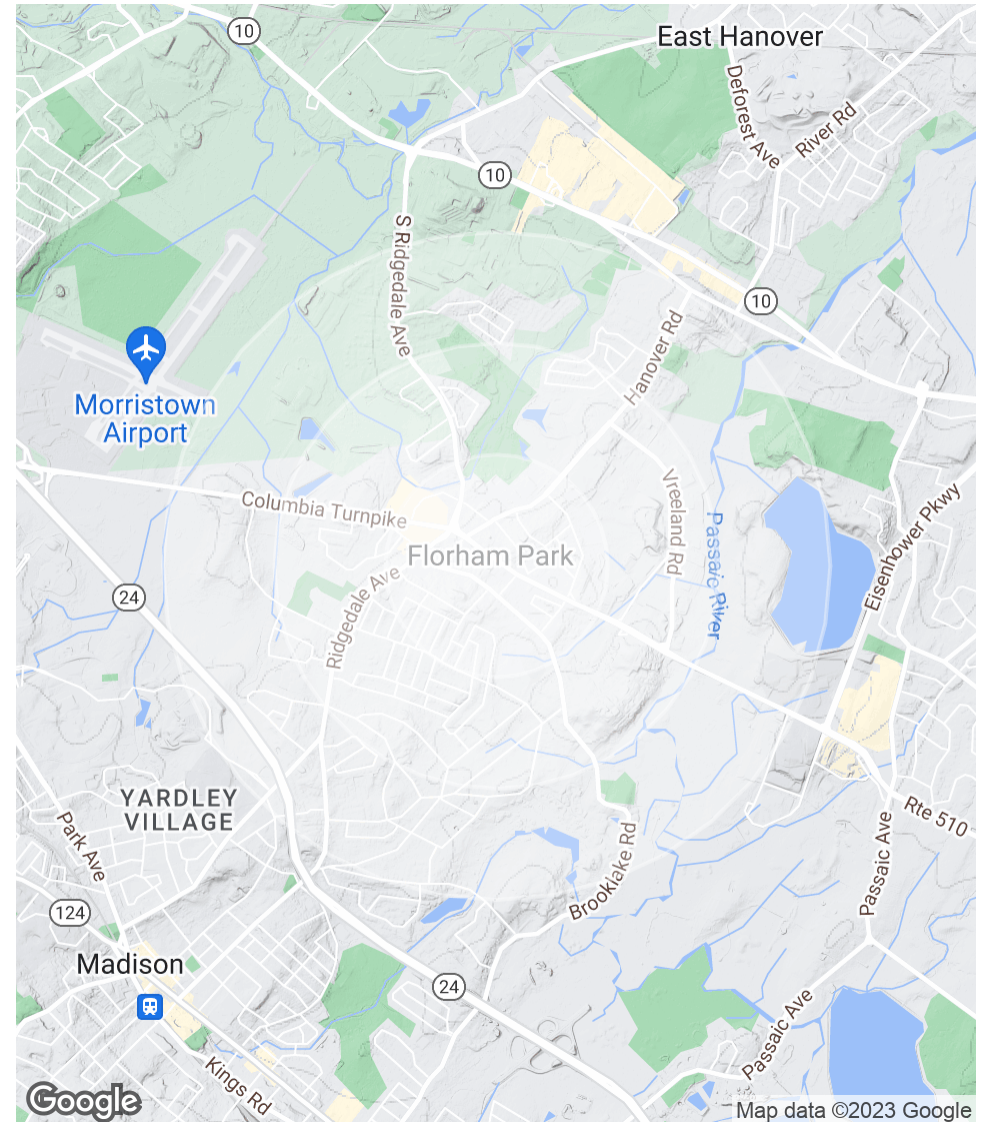
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,796	5,479	9,969
Average Age	43.5	46.1	45.7
Average Age (Male)	39.1	40.3	42.5
Average Age (Female)	46.1	49.3	47.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	692	2,294	3,968
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$175,014	\$154,844	\$158,206
Average House Value	\$618,190	\$582,624	\$618,376

\* Demographic data derived from 2020 ACS - US Census



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## RYAN MARTINEZ

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Direct: 973.379.6644 x228 | Cell: 862.485.2209

## PROFESSIONAL BACKGROUND

Ryan Martinez joined The Blau & Berg Company in 2022. He is a licensed New Jersey Salesperson who handles transactions for both buyers and sellers. Ryan has also been the Mayor of Butler, New Jersey since November 2020. Ryan is also a licensed attorney in New Jersey, New York, and Pennsylvania. He has handled countless commercial and residential transactions in New Jersey since 2006. Ryan also represents landlords of multi-family properties, single-family homes, and commercial properties. With his experience in multiple aspects of real estate, he brings unique expertise to the table for his clients.

## EDUCATION

Ryan is a graduate of Ithaca College where he obtained a BA in Political Science and a minor in Legal Studies. He then went on to George Mason University Law School where he obtained a J.D. in law. Ryan recently finished his first year of graduate school where he is taking courses in accounting in order to become a Certified Public Accountant.

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