

AVAILABLE FOR SALE OR LEASE
ASKING PRICE \$375,000

261 JAMES ST

Morristown, NJ 07960



CONDO UNIT

RIPCO
INVESTMENT SALES

EXECUTIVE SUMMARY

RIPCO REAL ESTATE, as exclusive agent, is pleased to offer this commercial condominium for sale at **261 JAMES STREET, MORRISTOWN NJ**. The Medical Center at James Street is a three-story condominium building with some of the area's leading Physicians, Surgeons, Dentists, and other Health Professionals. This 1st Floor Unit is @1571SF including Large, Open Waiting and Reception Areas, 2 Private Offices, 3 Exam Rooms and 2 Private Baths.

The property is conveniently **LOCATED LESS THAN 2 MILES FROM THE RENOWNED MORRISTOWN MEDICAL CENTER AND A THRIVING DOWNTOWN**. There is an elevator, plenty of on-site parking, and the property is well maintained by a professional management company.

VITAL DATA

PRICE \$375,000

2022 - Final \$6,915.57

Taxes 2023 - Preliminary \$3457.79
 for 1/2 year

PROPERTY SUMMARY

THE OFFERING

Property Address	261 James Street Morristown, NJ 07960
Block	6705
Lot	1

BUILDING INFORMATION

Condo Unit for Sale	1,571 SF
Currently	Medical Office
Term	For Sale
Lot Size	1.72 Acres
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Property Type	Office-Medical Office
Stories	3 stories + full basement
Lot Size	1.72 Acres
Property Size	44,000 SF
Floor Size	14,500 SF
Parking Spaces	246
Building Class	B
Year Built	1989

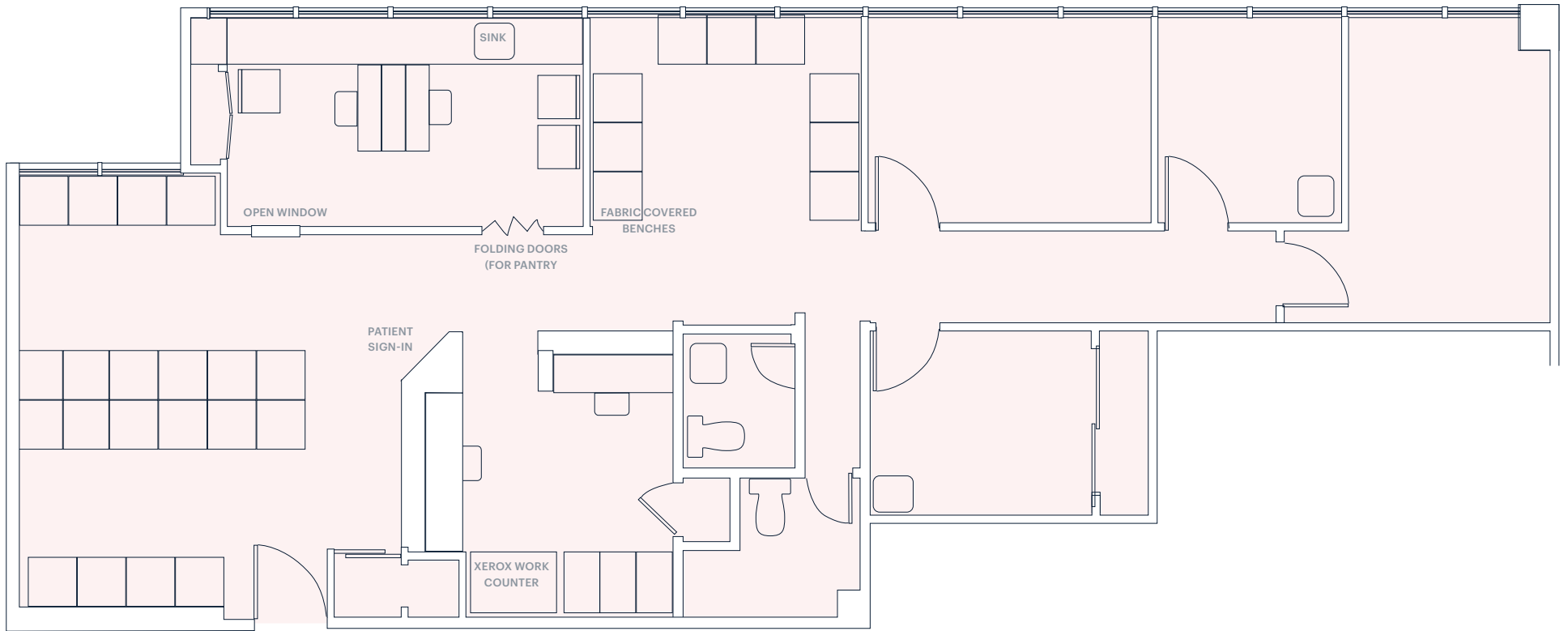
COMMENTS

- OSGU-Open Space/Government Use Professional Buildings
- First Floor Suite
- 2 Private Baths, Reception, Waiting Room, 2 Private Offices and 3 Exam Rooms
- Morristown Pediatric Associates, Garden State Urology, Blair Medical Associates, Eyecare oMD of NJ, Morristown dental Associates

REGIONAL MAP



FLOOR PLAN



MARKET OVERVIEW

MORRISTOWN is in Morris County, New Jersey. It's known for Morristown National Historical Park, with important Revolutionary War sites like Washington's Headquarters, Fort Nonsense and the New Jersey Brigade Area.

About 30 miles from Manhattan, Morristown's distinct residential neighborhoods and downtown condo's and apartments are home to 18,000 residents. Morristown's prime location brings some 22,000 workers and 106,000 drivers into the area each day, supporting local businesses. 96% of the town's 1M square feet of retail space is occupied, mostly by small business entrepreneurs.



261 JAMES STREET
PROPERTY INFORMATION



TAX MAP
TOWNSHIP OF MORRIS
MORRIS COUNTY, NEW JERSEY
SCALE: 1"=100' DATE: 03-08-00
RICHARD F. SMITH, JR.
PROFESSIONAL LAND SURVEYOR NO.26048
28 SCHUYLER PLACE
MORRISTOWN, NJ 07960

DATE	REVISIONS	BY	CHK
12-17-02	REVISION 1	SMITH	SMITH
12-17-02	REVISION 2	SMITH	SMITH
12-22-02	REVISION 3	SMITH	SMITH
12-22-02	REVISION 4	SMITH	SMITH
12-22-02	REVISION 5	SMITH	SMITH
12-22-02	REVISION 6	SMITH	SMITH
12-22-02	REVISION 7	SMITH	SMITH
12-22-02	REVISION 8	SMITH	SMITH
12-22-02	REVISION 9	SMITH	SMITH
12-22-02	REVISION 10	SMITH	SMITH

261
JAMES STREET

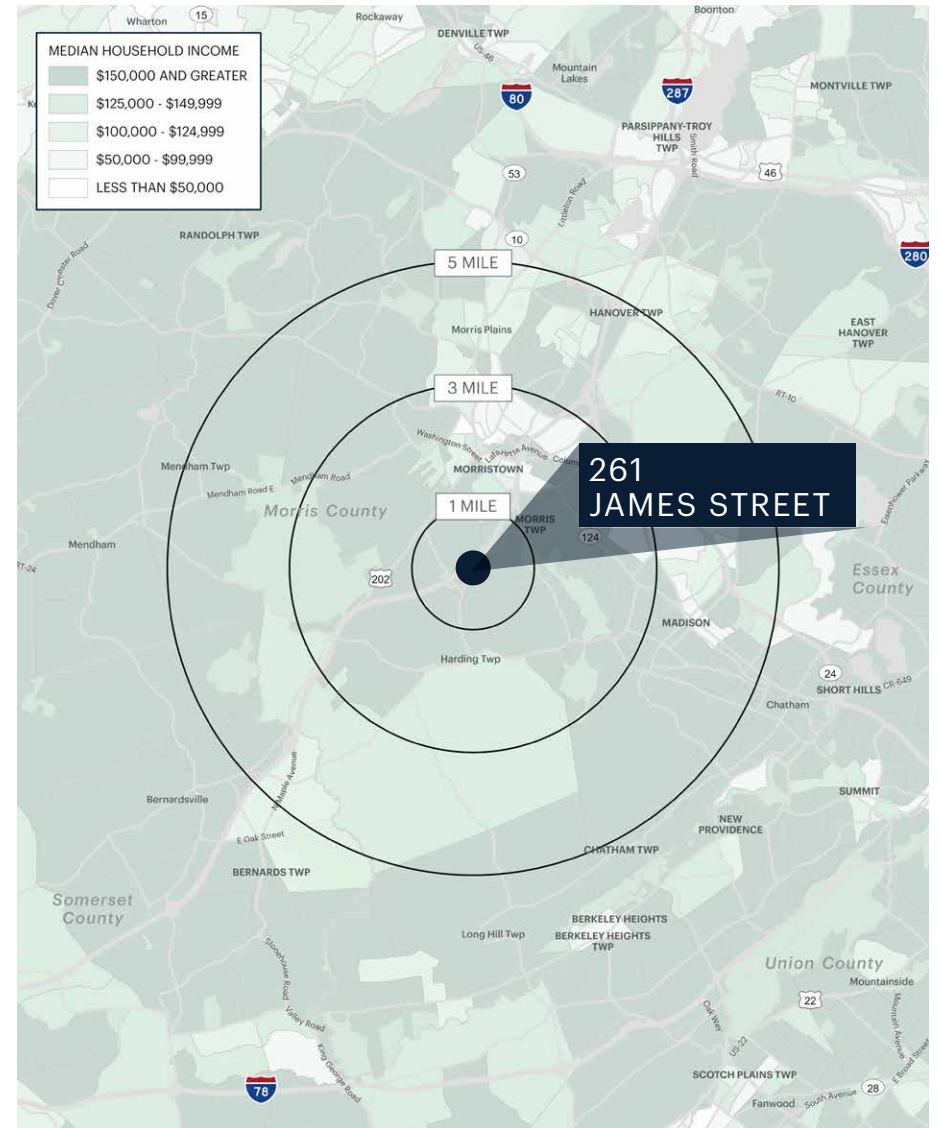
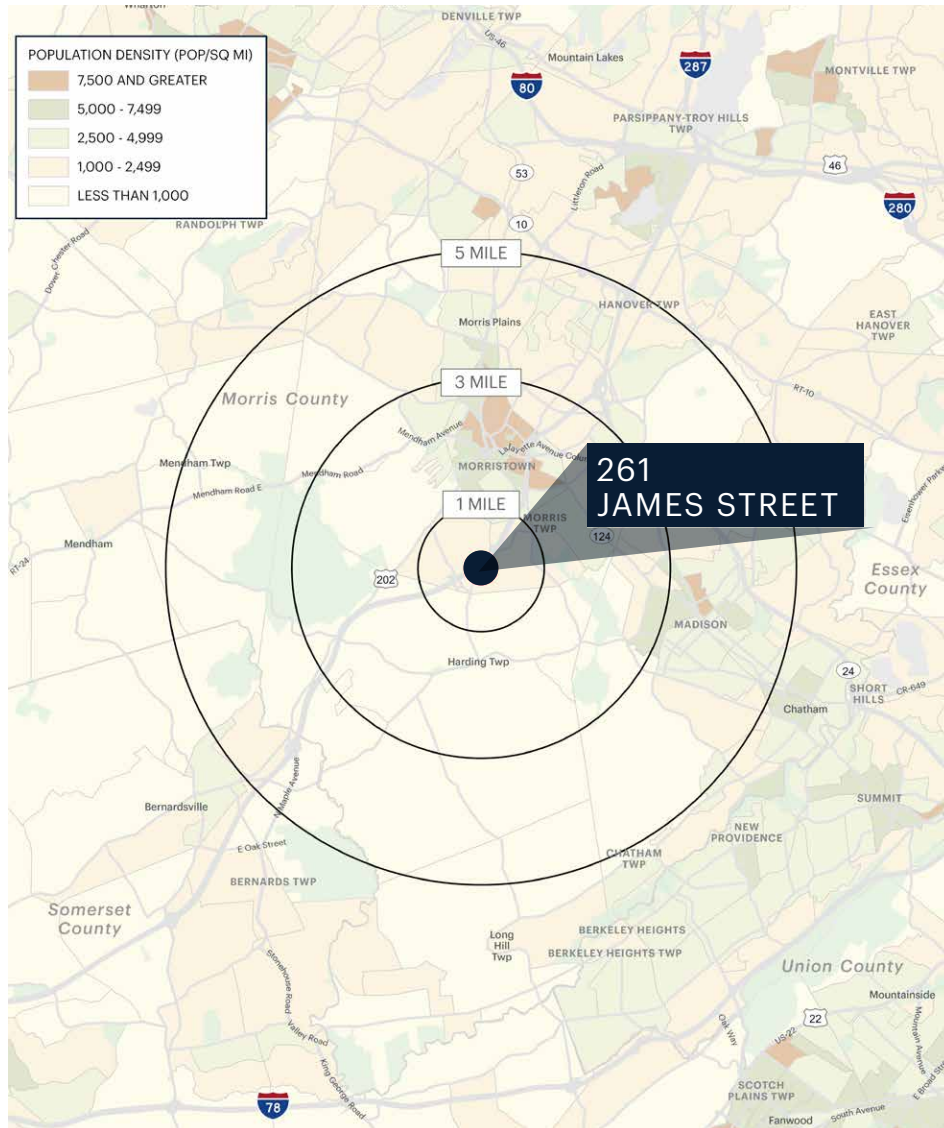
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AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	3,045	43,420	100,161
NUMBER OF HOUSEHOLDS	1,174	16,277	37,837
AVERAGE HOUSEHOLD INCOME	\$287,842	\$206,613	\$218,902
MEDIAN HOUSEHOLD INCOME	\$200,001	\$140,985	\$152,422
COLLEGE GRADUATES	1,743 82%	20,175 67%	47,065 69%
TOTAL BUSINESSES	164	2,567	5,205
TOTAL EMPLOYEES	7,791	41,965	89,720
DAYTIME POPULATION	9,380	61,667	137,315

AREA DEMOGRAPHICS



CONTACT EXCLUSIVE AGENTS

Therese O'Brian

tob@ripconj.com
201.249.6616

Florian Suserman

fsuserman@ripconj.com
201.777.2301

Michael Fasano

mfasano@ripconj.com
201.636.7126