

BRAND NEW TO THE MARKET!



FOR SALE: Two Professional Office Buildings totaling $\pm$ 5,945 SF

78 Court Street | Freehold Borough, NJ

OFFERING MEMORANDUM

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LEGACY
Commercial Realty, LLC





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EXECUTIVE OVERVIEW

Ideal for User / Investor

Two Professional Office Buildings totaling $\pm$ 5,945 SF.

Asking Price: \$1,295,000.00 (PRICE REDUCED)

Building 1: Single Story Professional Office Building

- » 1st Floor: 1,971 SF
- » Finished Basement: 345 SF
- » Total SF: 2,316 SF

Building 2: Three-Story Professional Office Building

- » 1st Floor: 1,764 SF
- » 2nd Floor: 1,063 SF
- » 3rd Floor: 384 SF
- » Finished Basement: 418 SF
- » Total SF: 3,629 SF

Total Lot Size: ~0.55 acres

Year Built: Circa 1900 (historic colonial-style structure)

Zoning: Office/Residential (R-5)

Parking: ~18 spaces plus 1 Handicap

KEY HIGHLIGHTS

- » Colonial-style architecture with preserved historic features such as hardwood floors, fireplaces, and an abundance of natural light.
- » Constructed circa 1900 - Fully Renovated in 2022.
- » Located directly across from the Monmouth County Courthouse.
- » Multiple private offices and common areas.
- » Building has a generator.
- » Basement for storage/utilities.
- » Abundance of Parking – 19 total parking spaces.
- » Private outdoor courtyard and fenced lot.
- » Multiple entry points.



EXECUTIVE OVERVIEW

LOCATIONAL DETAILS

- » Steps from downtown Freehold Borough, New Jersey
- » Walkable to Main Street dining, retail, and services
- » Near major regional draws:
 - » Freehold Raceway
 - » Monmouth Battlefield State Park
- » Strong commuter access:
 - » ~40 miles to Manhattan
 - » ~23 miles to Staten Island

Freehold Borough serves as a central commercial hub in Monmouth County, with a growing population and strong ties to the NYC metro area

ZONING INFORMATION

Zone: R-5 (Office/Residential)

Permitted Uses May Include:

- » Professional offices
- » Residential conversion (subject to approvals)
- » Mixed-use configurations





Floor Plan - Rear Building

SECOND FLOOR



THIRD FLOOR



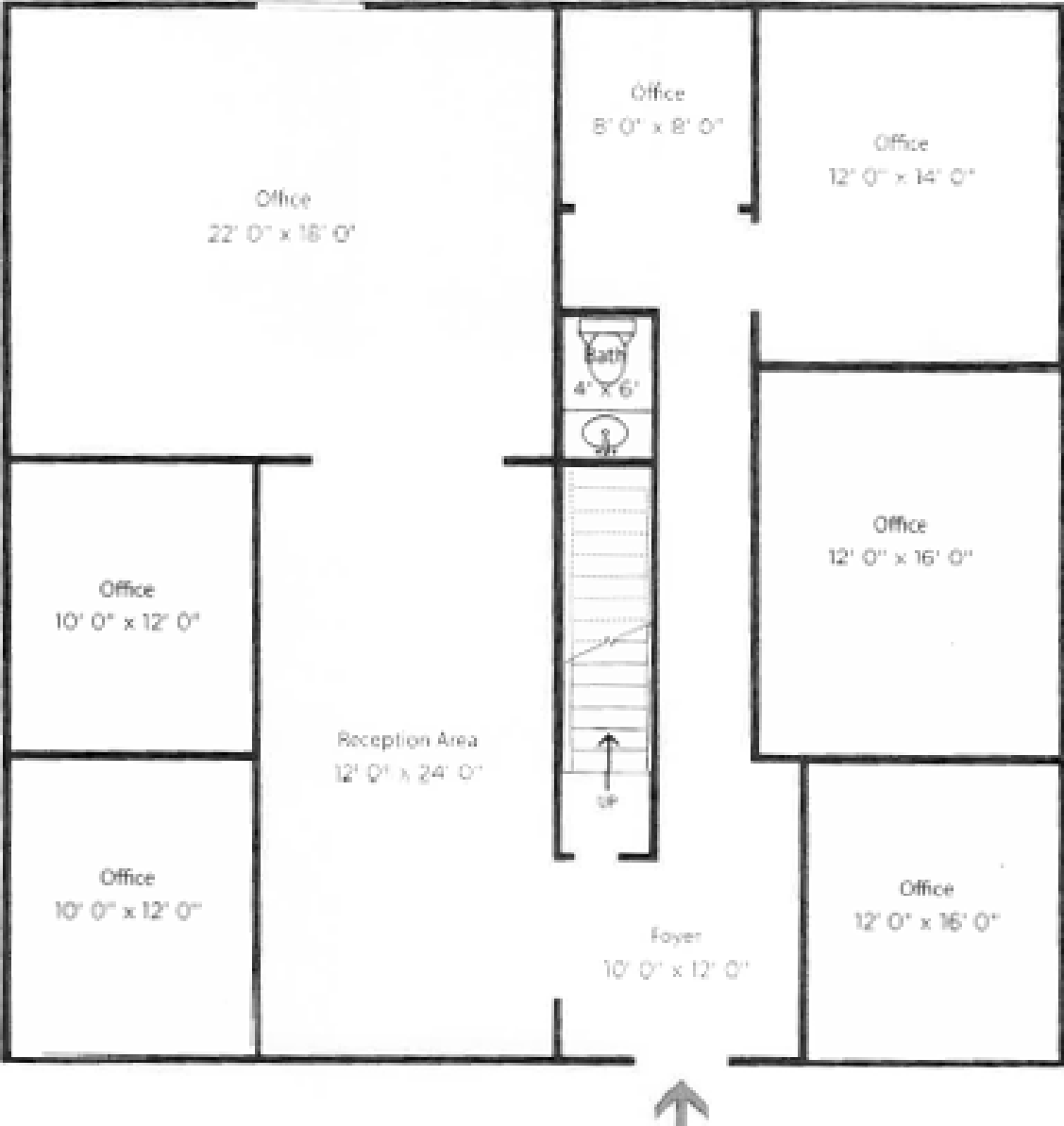
FIRST FLOOR



BASEMENT



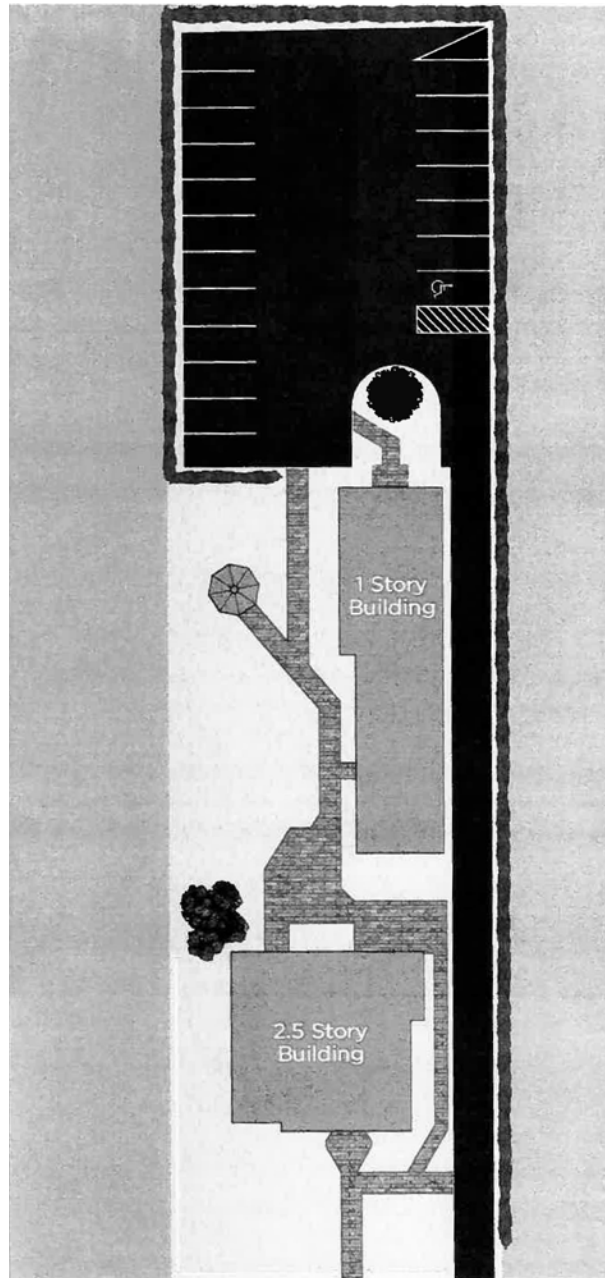
Floor Plan - Front Building

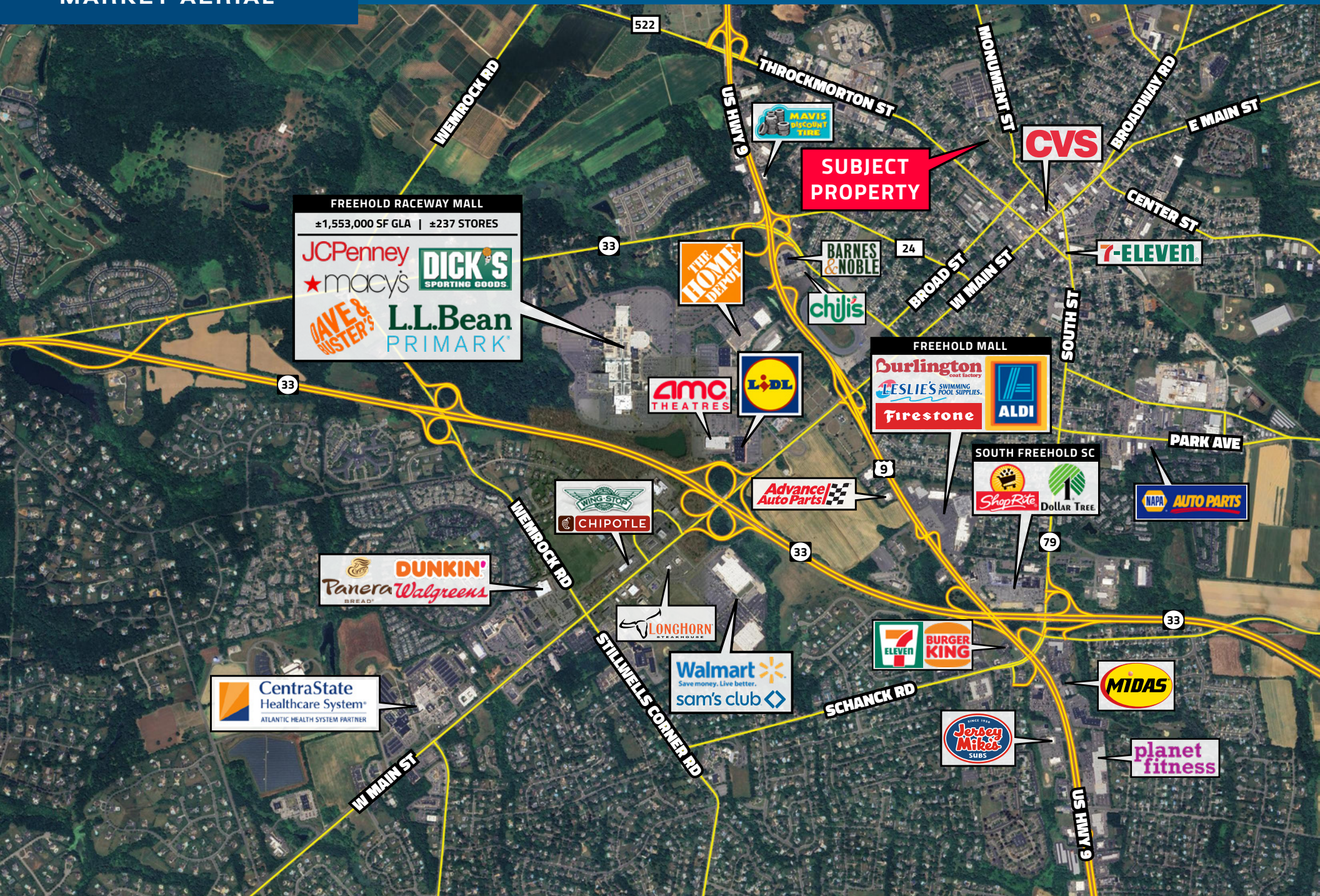


FIRST FLOOR



BASEMENT







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