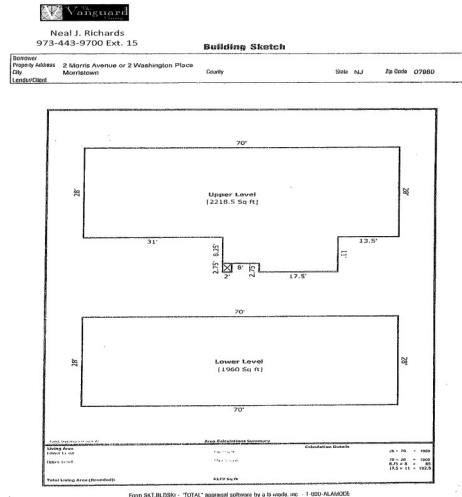


# INVESTMENT OR OWNER USER



**2 Morris Ave./2 Washington Place  
Morristown, NJ**

**FOR SALE**  
3,600 Free Standing on 0.72 Acres

+/- 2,300 SF Medical Office Space (fit out)  
+/- 1,300 sf Lower Level Walk-Out Unit

Zoning—R-2  
Building Class C,

**Parking**  
25 cars on site + Street Parking



**Beautiful, exquisite, stand-alone medical office building with private attached 25 car parking lot in historical Morristown, opposite Washington's Headquarters. Expansion possibilities. Handicap elevator can be installed. Strategically located in quiet, tree lined community with quick and easy access to Route 287, Route 10, Columbia Turnpike and Route 24.**

**9 Exam Rooms  
Windows in Every Room  
3 Bathrooms  
Plumbing in most Rooms  
Ethernet Wired  
Large Waiting Room**

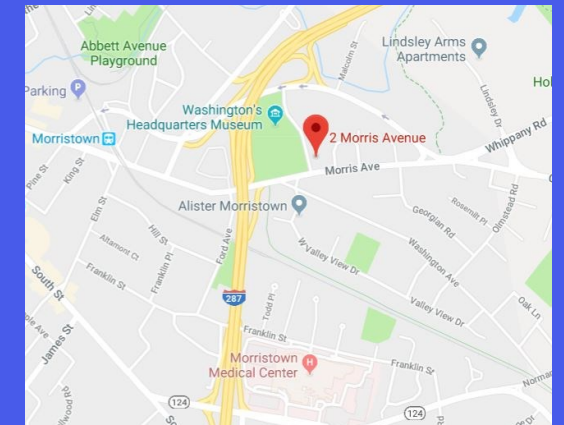
**Albert Nazarian Ext. 12  
Sandy Schonberger Ext. 27  
Vanguard Realty, Inc.  
195 Columbia Turnpike  
Florham Park, NJ 07932  
Phone: (973) 443-9700**



**3,600 SF MEDICAL /  
PROFESSIONAL BLDG. ON 0.72  
ACRES FOR SALE**



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**PRIME LOCATION  
Medical/Dental Offices  
2 Morris Ave/2 Washington  
Place  
Morristown, NJ**

