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96 S. Finley Ave.  
Basking Ridge, NJ 07920

# Medical Suites

MEDICAL OFFICE FOR SALE



# THE SPACE

Location	96 S. Finley Ave., Basking Ridge, NJ, 07920
COUNTY	Somerset
Cross Street	Maple Ave

# HIGHLIGHTS

- Located in the heart of Main Street Basking Ridge
- Standalone building provides opportunity for customization
- Great for medical, creative or service oriented business
- Turnkey doctor's office with 4 exam rooms, reception area, private office and back entrance from private parking
- Walk up attic and basement for storage
- Additional parking in municipal lot behind building or street parking in front of building
- Powder room on the first floor and full bath on second level.
- Historic Business Zoning



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,077	24,097	47,097



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$210,580	\$230,003	\$215,511



### NUMBER OF HOUSEHOLDS

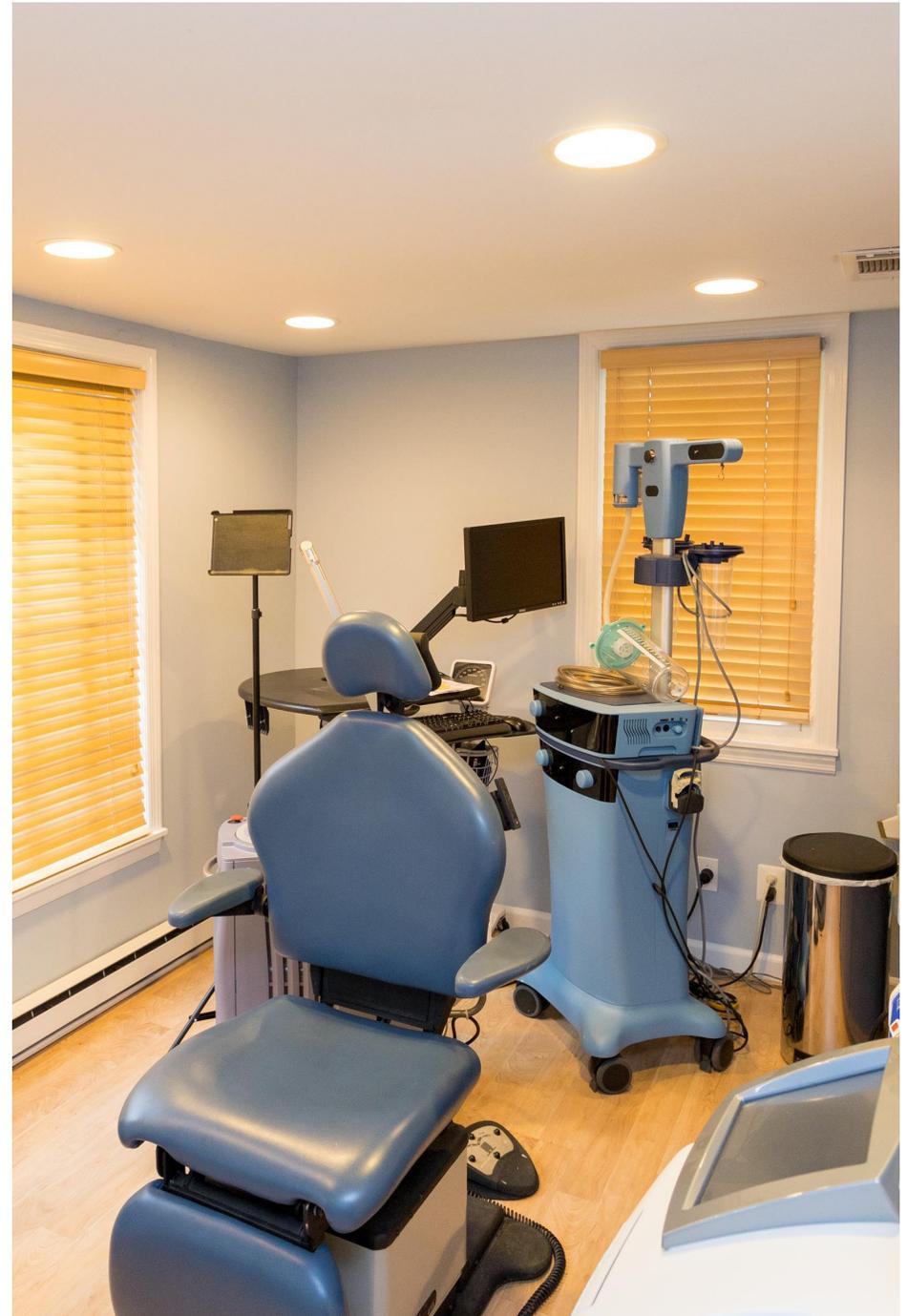
1.00 MILE	3.00 MILE	5.00 MILE
1,499	8,182	16,970

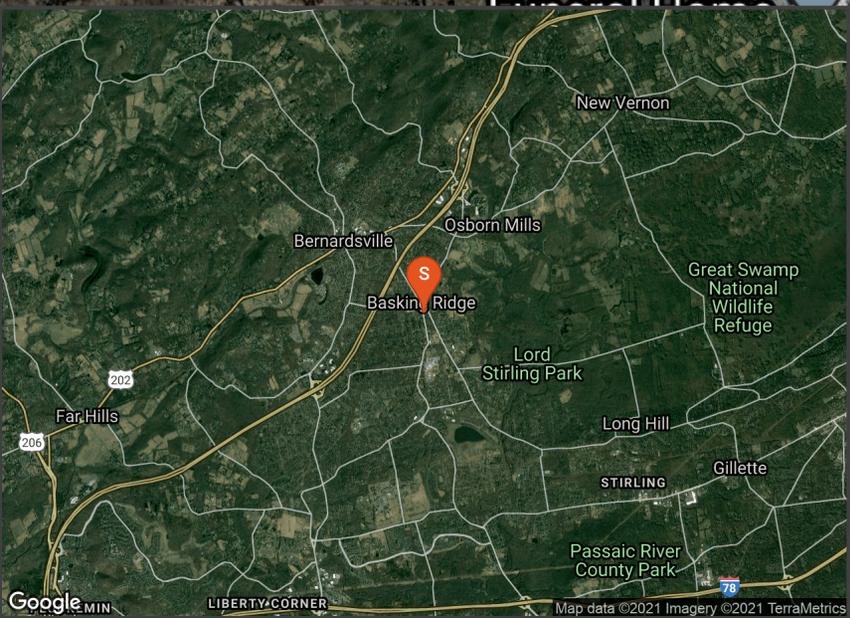
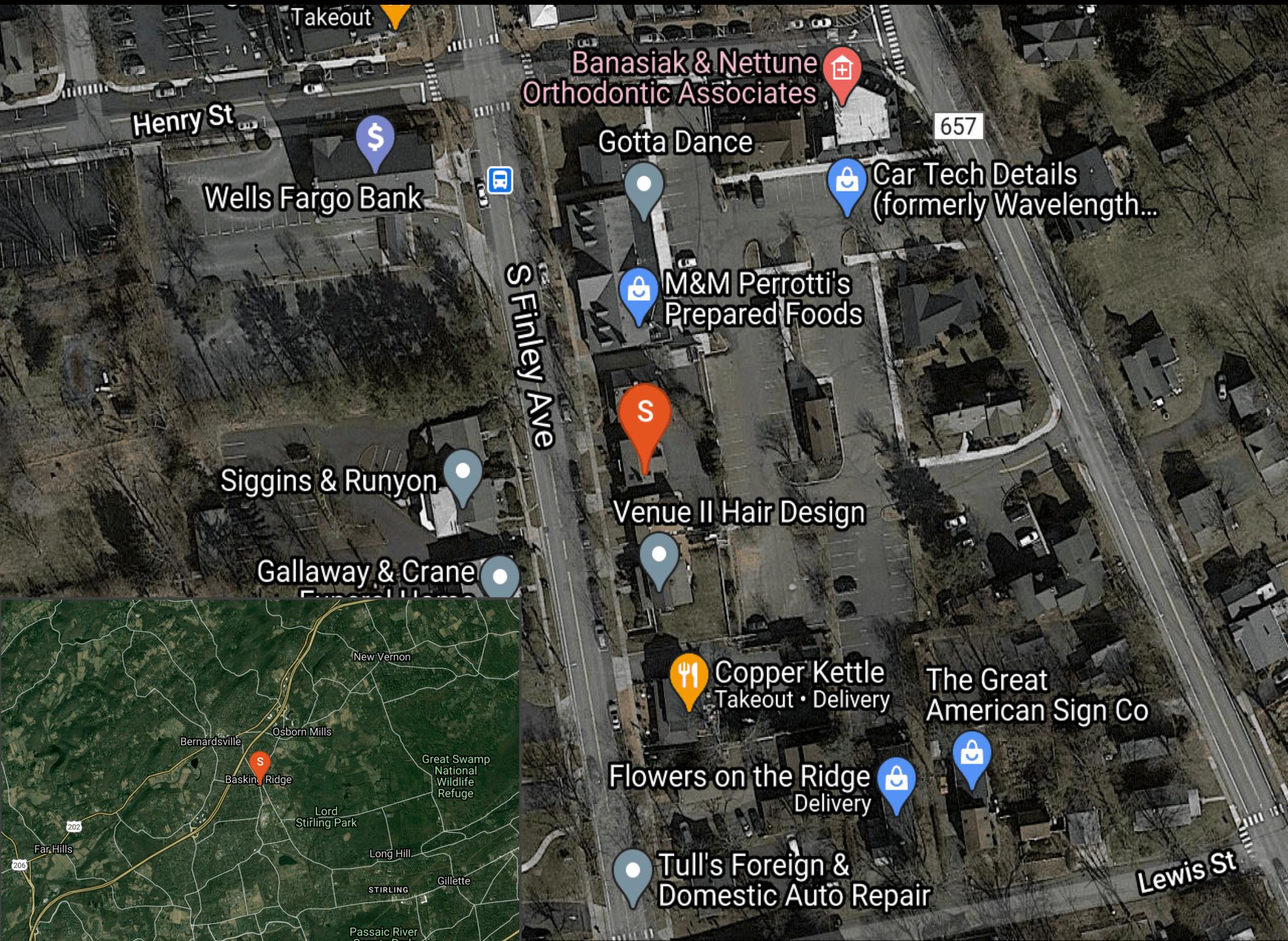
**PROPERTY FEATURES**

BUILDING SF	1,830
GLA (SF)	1,830
LAND ACRES	.08
YEAR BUILT	1840
ZONING TYPE	B-3
BUILDING CLASS	21
LOCATION CLASS	4A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	3
PARKING RATIO	1.64

**MECHANICAL**

HVAC	Central AC and Heat
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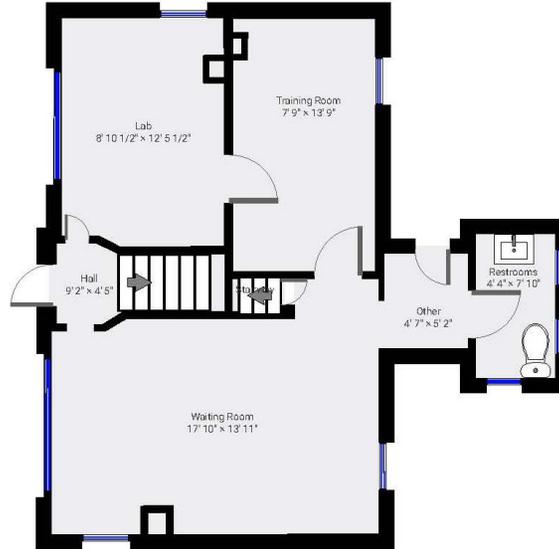






96 S. Finley, Basking Ridge, New Jersey

▼ Ground Floor



▼ 2nd Floor

TOTAL AREA: 547.40 sq ft • LIVING AREA: 547.40 sq ft • ROOMS: 4



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**Carlo Caparruva**  
Principal

Carlo Caparruva formed Midtown in 2018 and merged with Principals of the Remax Select Group in 2019. The Midtown Platform incorporates transaction, management, advisory and financial services with alternative investment initiatives. Midtown has executed equity positions in Real Estate, Food Products and Service Companies. In his real estate brokerage business, he has grown his commercial groups in multiple states comprising 36+ million SF in GLA.

Carlo began his Commercial Real Estate career when first graduating High School, working as an HVAC assistant for Alfieri LLC, a New Jersey Based Office Developer. While his employment in the Marketing Department of Marriott International opened his eyes to the ins and outs of the commercial real estate business it was his employment at Fidelity Land Development that he credits as his “Graduate School”. He has risen through the ranks as a Broker, Asset/Property Manager, VP of Leasing/Acquisitions, Developer and Principal working with some of the nation’s largest landlords, tenants and funds. His aggregate transactions have comprised in excess of \$3 Billion in Lease, Sale, Development and Financial transactions throughout the United States. Carlo has been in the commercial real estate industry in 5 different decades.

His past work included Fidelity Land Development’s 6 million square foot owned, managed and leased portfolio of Institutional Retail, Office, Medical and Industrial from Massachusetts to Florida, a 700 unit National land portfolio as well as a 1 million square foot Supermarket Anchored portfolio in New York & New Jersey. Client/tenant samples includes Albertsons Companies, Wakefern, LA Fitness, TJX Companies, Suburban Propane, Vertical Bridge Holdings, Investcorp, Panera Bread, Davita Dialysis, ING Funds, Gramercy Trust, Cole Investments and others. Carlo has won a number of corporate and industry awards, including CoStar’s Power Broker and Real Estate Forum’s Top 100 National Broker Award. He was named to the New Jersey Governor’s Task Force to Combat Organized Retail Theft and represented the ICSC as a pro bono Lobbyist and Political Action Committee Chair in New Jersey.

Mr. Caparruva has been involved in a number of youth programs over the years coaching and sponsoring Pop Warner Football and Girls Softball Programs in Union, Essex and Morris Counties in New Jersey. He gives to Health, Education and Art based causes in New Jersey.

**EDUCATION, LICENSURE & ORGANIZATIONS**

Upsala College – East Orange, NJ BA  
Association of Government Relations Professionals  
Licensed Real Estate Broker– NJ  
ICSC, BOMA, NAIOP, NJBIA, CAIA Member  
Upsala College Foundation



**Cheryl Darmanin**  
Managing Director

Cheryl joined Midtown Select Realty in 2020. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative and a Short Sale and Foreclosure Resource. Cheryl is also a member of the National Association of Expert Advisors as a certified Real Estate Advisor. She has served on several committees and local organizations including: FIABCI (The International Real Estate Federation), The Millburn Short Hills Chamber of Commerce, Past President of HTEF (Harding Township Education Foundation), AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), Overlook Hospital Auxiliary, Morris County Chamber of Commerce and past co-Chair of the South Orange Village Alliance Business Recruitment Committee. In addition, she coaches new agents entering the real estate profession.

Based in New Jersey, Cheryl has a successful track record in procuring and disposing of commercial assets within all of the major asset classes, from Retail and Hospitality to Industrial, Multifamily, Office and Medical. Her clients range from tenants to local owners and institutional investors. Prior to changing careers, Cheryl spent over 20 years in dynamic sales environments in the media and marketing industry. She started in the Local Ad Sales division for The Weather Channel in Atlanta. She continued to work at TWC for 6 years, two of which were spent in Europe setting up the operations infrastructure for networks in London, Dusseldorf, and Amsterdam. Upon returning from Europe, Cheryl moved to New York to take on the position of Operations Manager for the Ad Sales Division of TWC. With the goal of expanding her media experience, she left The Weather Channel to start her sales career in digital marketing. She spent 7 years as a Senior Sales Executive at several well-known media companies including: ABCNews. Com/ABC Entertainment, Women.com (iVillage.com), and finally USAToday.com. Returning to management, Cheryl joined Yahoo! and assumed the role of Managing Director of Account Management for the US, Canada and Latin America where she was responsible for over one billion dollars in revenue and a team of 250 people.

Cheryl's stellar performance has been noted and honored. Among her many awards are: 2020 and 2019 NAR Circle of Excellence Award, 2018 KWRI Gold Award Recipient, 2017 KWRI Silver Award Recipient, 2016 KWRI Gold Award Recipient, 2015 Top Associate for Units, 2014 Sale of the Year, 2014 NAR Circle of Excellence Award, 2014 Top 25 Producer, 2014 Top Associate for Volume and Units awards and Top Ten Agent in 2012. Her passion for real estate economics and extensive sales and marketing experience enables Cheryl to be a successful consultant and advisor for all of your real estate needs.



**Majken Zylik**  
Associate

With over 17 years in Client Services, Majken has spent her career creating digital marketing opportunities and driving business results for clients. She comes with 12+ years of building and managing client service organizations from some of the leading companies in media and technology, including Apple, and Yahoo!. As Head of Client Services at Apple, she rebuilt the existing operationally focused account management team to a customer centric sales focused client service team in preparation for a new product launch. This team's new charter was to focus on sales as well as gain client adoption to the new platform.

Prior to Apple, she led various account management teams within the North American sales region at Yahoo!. She successfully managed and mentored these teams while exceeding large revenue targets. She acted as the client advisor and consulted with agencies and clients in the delivery of successful business solutions. Her clients have included Unilever, Jaguar Land Rover, JP Morgan Chase, and many more.

Majken is a graduate of the Catholic University of America. She currently resides in Sea Bright, New Jersey with her husband and two children. She is active in her community holding a position on her Home Owner Association Board as well as volunteering in her children's school. She is also a WIN Resident Hero volunteer and enjoys mentoring and coaching moms in career transition.

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Midtown Commercial Realty LLC LC and it should not be made available to any other person or entity without the written consent of Midtown Commercial Realty LLC LC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Midtown Commercial Realty LLC LC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Midtown Commercial Realty LLC LC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Midtown Commercial Realty LLC LC has not verified, and will not verify, any of the information contained herein, nor has Midtown Commercial Realty LLC LC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

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