



Investment/Owner User Professional Office for Sale/Lease 616 E Landis Ave Vineland, NJ

Sale Price: \$1,250,000

Lease Price: \$12.50 SF 1st Fl
\$11.50 SF 2nd Fl
\$10.50 SF 3rd Fl
\$9.50 SF Basement

Building Size: 23,600 sq. ft.

Real Estate Taxes (2014): \$11,730

Key Facts:

- Professional Office Space Available
- Investment or Owner User
- Maintain existing tenancy to offset expenses
- Prime location in the revitalized downtown Commercial Business District
- Three Story plus Basement
- Multiple Office Floor Plans & Configurations
- Elevator
- On street parking or rear paved parking
- Access to all Rt 55 for easy commuting

****1-3 Months Free Rent depending upon the lease term selected**

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Investment and/or Owner User! Professional Office Space is available for sale in the heart of the revitalized downtown Vineland commercial business district. This prime office space located in the heart of the Landis Avenue Main Street Redevelopment Zone offers numerous incentives to businesses making it attractive for both tenancy and owner user. This three story 23,600 SF impeccably maintained building has several floor plan layouts which can be tailored to accommodate various individual businesses' needs. These include private offices, reception areas, conference/group rooms and common areas. All floors have convenient elevator access and stairways as well as their own restroom facilities. Maintain existing tenants to offset operating expenses or lease addition space. There is plenty of on street parking in the front and paved parking in the rear of the building. Strategically located within 2.5 miles of Rt 55 for easy commuting to surrounding South Jersey and Philadelphia communities.

