



# Office Suite for Sale or Lease

3071 E. Chestnut Ave, D12 - Vineland, NJ

Sale Price: \$269,500

Lease Rate: \$2,750 monthly, NNN

Condo Unit Size: 2,040 SF

Real Estate Taxes (2017): \$6,541

#### Key Facts:

- Professional / Medical Office Space
- Multiple Offices/Exam Rooms
- Large Open Reception Area
- Kitchenette / Staff Area
- Two Private Restrooms
- Signage Options
- Ample parking
- High Exposure
- Ideal location to conduct business
- Close to Lincoln Ave and easy access to Route 55 & Route 40
- Offering a Tenant Fit-Out Credit or Buyer's Closing Cost Credit



Turnkey Professional/Medical office space of 2,000 +/- SF is available for sale or lease in strategic location on E Chestnut Street in Vineland, Cumberland County. Currently this multiple office floor plan is set up with two large procedure/exam rooms, recovery room, three exam rooms, office, kitchenette, large reception office and spacious waiting area to accommodate clients. Each exam room is equipped with sinks and custom cabinetry for storage. This unit features two separate entrances, a security system, two restrooms, wood and tile flooring, ample lighted parking and exterior signage.

Situated in the middle of a professional office complex puts it in the heart of the Atlantic, Cumberland and Gloucester County triangle. Just minutes from Route 55 and Route 40 for easy access and commuting within southern New Jersey. The property allows for numerous uses including business, professional or medical office which is ideal to serve the surrounding residential and business communities.

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