



# Office Building for Sale/Lease

48 N Maple Ave, Evesham Township, NJ

Sale Price: \$249,900

Lease Rate: \$1,300 monthly, NNN

Building Size: 1,600+- SF

Real Estate Taxes (2018): \$5,867

## Key Facts:

- Two Story Stand-Alone Office Building
- Six Individual Offices
- Open Reception/Waiting Area
- Large Open Area on Second Floor
- Kitchenette
- High Visibility Signage
- Corner Lot on heavily traveled Maple Ave
- Ample Paved Parking Lot
- High Exposure and Traffic Counts
- Ideal location to conduct business with opportunities to serve surrounding residential communities
- Within close proximity to major Routes 70, 73, 295, & NJ Turnpike for easy commuting throughout Southern New Jersey



For Sale or Lease – Unique opportunity to relocate your business in the heart of Evesham Township on heavily traveled Maple Avenue, which offers high traffic counts, visibility and exposure. This well maintained stand-alone 1,600+- SF Two Story Office Building is situated on a ½ +- acre corner lot on one of the main arteries running through Marlton. The building has undergone recent upgrades which include paint and flooring and offers ample paved parking along with high visibility signage. The existing footprint includes reception/waiting area, six private offices, large open area on second floor, kitchenette, and full basement for storage. Perfect layout for multiple professional uses such as accountants, financial advisors, insurance brokerage, law firms, medical, therapists or even retail operations. An ideal location to conduct your business in this thriving business district providing opportunities to serve surrounding residential communities while providing easy access to all major Routes 70, 73, 295 & NJ Turnpike.

## Eagle Commercial Real Estate

26 S. Maple Avenue  
Suite 103  
Marlton, NJ, 08053

Anthony Pustizzi, Broker

Phone: 856-985-8565

Fax: 856-985-8563

tpustizzi@eaglecommercialre.com

