



# Office Condo for Sale

1138 E. Chestnut Ave - Vineland, NJ

Sale Price: \$525,000

Building Size: 3,878 SF

Real Estate Taxes (2019): \$4,521

## Key Facts:

- Office Condo Building available in Professional Office Complex
- Comprised of Three Individual Condo Units
- Unit 1-A: 1,958 SF (Currently Leased)
- Unit 1-B: 1,080 SF
- Unit 1-C: 840 SF (Currently Leased)
- Signage
- Includes ample parking
- High Exposure and Traffic Counts
- Surrounded by other professional services, retail enterprises and residential neighborhoods for ideal location to conduct business
- Within close proximity to Main Rd giving access to Route 55 for easy commuting throughout Southern New Jersey



A 3,878 SF Professional Office Condo is available for sale comprised of three separate units offering multiple office layouts, highly visible signage in an outstanding location. Unit 1-A offers 1,958 SF of office featuring a large open reception/bullpen area, five individual offices, and two private restroom facilities. Unit 1-B offers 1,080 SF of office featuring reception area, waiting area, three individual offices, and a private restroom facility. Unit 1-C contains 840 SF of office. Units 1-A and 1-C are both currently leased which provides an income stream. Strategically located within a thriving Professional Office Complex offering maximum exposure to a heavily travelled roadway with traffic counts of more than 13,000 vehicles per day. Surrounded by other professional services, retail enterprises and residential neighborhoods this makes it the perfect location to conduct your business. It is ideally situated in the heart of Vineland, Cumberland County with close proximity to Main Rd placing it just minutes from Route 55 for easy access throughout Southern New Jersey.

## Eagle Commercial Real Estate

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