



# Investment Property for Sale

118 Bridgeton Pike Mullica Hill, NJ



Sale Price: \$975,000

Building Size: 5,690+- SF

Acreage: 2 +- Acres

Zoning: Commercial

Real Estate Taxes (2017): \$12,436

#### Key Facts:

- Two Story Stand-Alone Office Building
- Multiple Office Potential
- Open Reception/Waiting Area
- Large Open Area on Second Floor
- Kitchenette
- High Visibility Signage
- On heavily traveled Bridgeton Pike
- Private Parking Lot with room to expand
- High Exposure and Traffic Counts
- Ideal location to conduct business with opportunities to serve surrounding residential/business communities
- Within close proximity to major Routes 55, 295, & NJ Turnpike for access throughout Southern NJ, PA, DE

Investment Opportunity- this unique package located in the heart of Mullica Hill offers an investor or end user a creative environment within the 5,690 SF footprint that this property incorporates. A modern professional office consisting of 1,650 SF (new -2006) is currently leased to a well-established dental practice. Included in the package is an attached two story 4,040 SF residential space consisting of a five bedroom/multi bathroom layout. This space can be converted to either one or two medical/professional office spaces to maximize the rental potential. This property has room for expansion on this two-acre lot in a high visibility location with ample parking. Located in Mullica Hill which is in the heart of the fastest growing area in South Jersey with outstanding demographics with immediate access to major highways (NJTPKE, Rt 295, Rt 55)

## 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

