

Sale Price: \$415,900

Building Size: 3,300 SF

Lot Size: .86 Acres

Real Estate Taxes (2020): \$12,315

Key Facts:

- Investment Opportunity/End User
- Immediate Availability
- Multiple Offices
- Reception Area
- Conference Room & Kitchenette
- Private Access
- High Visibility Signage
- Paved Parking with Forty Two Spaces
- Ideal location to conduct business with opportunities to serve the surrounding business & residential communities
- Within ½ mile to Rt 295 & minutes to NJ Turnpike for easy commuting throughout Southern New Jersey

## 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

## **Professional Office/Medical**

215 Main St, Westampton, NJ



Investment Opportunity/ End User – 3,300 SF Commercial Building situated on .86 acres is available for immediate occupancy and suitable for multiple uses including Professional Office or Medical Suites. The building's current configuration is comprised of a reception area, multiple offices, conference room, kitchenette and IT room which can be customized to accommodate an individual user's business operation. As an investment opportunity the facility can be utilized to offer individual offices or customized office suites offering private access. This well-maintained property offers over 40 parking spaces and highly visible signage along with its central location in Westampton Township, Burlington County provides easy access to RT 295, which is only ½ mile away and just minutes from the NJ Turnpike for ease of commuting. The property location in Historic Rancocas Village provides high visibility while surrounded by commercial and residential properties making it a prime location to conduct a business serving the surrounding community.





All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions