

Sale Price: \$1,195,000

Total Condo Unit 2 Size: 9,102 SF

Unit 1A: 3,054 SF (Leaseback) Unit 1B: 3,448 SF (Leased) 2nd Fl: 2,600 SF (Partially Finished)

Real Estate Taxes (2019): \$23,474

Key Facts:

- Professional Office Space with modern flair
- Multiple Office Suites
- Large Reception/Waiting Areas
- Kitchenette/Staff Area
- Private Restrooms
- Security System
- Abundant Storage
- Signage Options
- Ample Parking
- Frontage on Main Road
- Exceptional Exposure
- High Traffic Counts
- Within 3 mile access to Rt 55

Eagle Commercial Real Estate

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Professional Office for Sale Investment Opportunity 1318 S Main Rd, Unit CB2 - Vineland, NJ



Attention Investors - Looking for a modern multi-unit office investment to enhance your portfolio. Strategically located in the Main Road Commons business complex this 9,100 SF Condo Building is comprised of four income producing units. Unit 1A offers a 3,054 SF layout, which is currently employed as an Eye Center and features a leaseback option by the current owner providing a steady rental income to a savvy investor. Unit 1B is a spacious 3,448+-SF unit currently leased to an established tenant that provides a high-end office layout that checks all the boxes a discerning business could envision. Featuring an upscale office design with a modern flair including glass walls in all the offices and conference room areas. The second floor is planned to accommodate two 1,300 SF work environments that can be designed for varying layouts and offers separate entrance capability. This prime location with frontage on Main Road allows for exceptional exposure and traffic counts within the heart of the City of Vineland. If you are looking to upgrade your portfolio contact us to learn more about the high earning Cap Rates this facility can generate based on the projected NOI.



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