



Professional Office for Sale

Investment Opportunity

1318 S Main Rd, Unit CB2 - Vineland, NJ

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



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.

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