



# Professional Office for Sale

## Investment /Owner User

### 1318 S Main Rd, Unit CB2 - Vineland, NJ

Sale Price: \$975,000

Total Condo Unit 2 Size: 6,600 SF

Unit A: 2,400 SF (Leaseback Option)

Unit B: 4,200 SF (Available for Lease)

Real Estate Taxes (2018): \$22,856

#### Key Facts:

- Professional Office Space with modern flair
- Multiple Offices
- Large Reception/Waiting Area
- Full Wall Built-In Filing Storage System
- Conference Room with White Board
- Copy Room & Computer Room
- Work Station Area
- Kitchenette/Staff Area
- Private Restrooms
- Security System
- Abundant Storage
- Signage Options
- Ample Parking
- Frontage on Main Road
- Exceptional Exposure w/High Traffic Counts
- Within 3 mile access to Rt 55



**Attention Investors or Owner End Users** - Looking for a modern 6,600 SF two-unit Professional Office complex at Main Road Commons to grow your business. Unit A offers a 2,400 SF layout, which is fully occupied and features a leaseback option to provide a steady rental income to an end user or investor looking to upgrade your portfolio.

Unit B is a spacious 4,200+-SF multi-office unit 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. This location offers six (6) expansive offices, oversized conference room, large reception/waiting area, workstation area, copy room, computer room, kitchenette, full wall file storage system, security system and copious storage space. This one of a kind expansive office unit is now available for lease. This prime location with frontage on Main Road allows for exceptional exposure and traffic counts within the heart of the City of Vineland. Contact us to learn more about the high earning Cap Rates this facility can generate based on the projected NOI

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