



# Turnkey Professional Office for Sale

460 S White Horse Pike, Hammonton, NJ

Sale Price: \$235,900

Building Size: 1,500 SF

Lot Size: 1.1 Acres

Real Estate Taxes (2019): \$6,903

#### Key Facts:

- Beautifully appointed Standalone Building
- Three - Four Offices (1st/2nd floor)
- Large Reception Area
- Two Conference Rooms
- Hardwood Floors
- Fireplace
- Two Restrooms
- Signage
- Ample Parking
- Exceptional Exposure on Rt 30
- High Traffic Counts
- Within minutes to AC Expressway



**DRAMATIC PRICE REDUCTION!** Looking for a Turnkey Professional Office to call home. This 1,500 SF standalone office is ideally appointed to create a spacious working environment offering your clients a comfortable atmosphere. Situated on 1.1 acres on heavily travelled S. White Horse Pike (Rt 30) this location offers tremendous exposure in a central location positioned to service the South Jersey marketplace. The facility offers a large inviting reception area, 3-4 offices (1<sup>st</sup>/2<sup>nd</sup> floor), two conference rooms, two bathrooms and ample parking to accommodate any type of business operation. Building amenities include beautiful hardwood flooring, fireplace, natural gas baseboard heat, dual zone AC, internet and public water/sewer. Located minutes from the Atlantic City Expressway along with access to the arteries servicing the South Jersey region.

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