



# Professional Office Condo for Sale

1138 E. Chestnut Ave, Unit 6 - Vineland, NJ

Sale Price: \$675,000

Condo Unit Size: 6,320 SF

Real Estate Taxes (2019): \$14,135

## Key Facts:

- Two-Story Professional Office Space in Urban Enterprise Zone
- Investment/Owner User
- Multiple Office Suites
- Reception and Waiting Areas
- Private Restrooms
- Possible Leaseback Scenario
- Signage Options
- Ample parking
- High Exposure and Traffic Counts
- Ideal location to conduct business
- Close to Main Rd and easy access to Route 55



**Investor/Owner User: If you are looking to purchase a Professional Office Condo featuring an outstanding location, multiple office suites and a current owner who would consider a Leaseback situation then look no further. This 6,320 SF professional office condo features first floor suites containing cathedral ceilings, reception areas, waiting rooms and private restrooms. The second-floor layout features numerous individual offices allowing an investor to maximize the income potential along with a leaseback option for Unit 6A to provide a steady rental income to an end user or investor looking to upgrade your portfolio. Strategically located within a thriving Professional Office Complex offering ample parking and maximum exposure with traffic counts of more than 13,000 vehicles per day. Surrounded by other professional services, retail enterprises and residential neighborhoods this makes it the perfect location to conduct business. It is ideally situated in the heart of Vineland, Cumberland County with close proximity to Route 55 for easy access throughout Southern New Jersey.**

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