



# Turnkey Office Condo Unit for Sale

1225 N Broad St, Unit 1, West Deptford, NJ

Sale Price: \$439,000

Condo Unit Size: 2,962 SF

Lot Size: .058 Acres

Real Estate Taxes (2020): \$9,029

## Key Facts:

- Beautifully appointed
- Offered Fully Furnished (excluding personal items)
- Four/Five Private Offices
- Large Reception/Waiting Areas
- Three Conference Rooms
- Full Kitchen with Stainless Appliances
- Hardwood Floors, Wainscoting & Crown Moldings
- Copy Center (copier included)
- Two Private Restrooms
- Signage
- Ample Parking
- High Exposure on Rt 45
- Just ¼ to major Rt. 295 for easy access to Rts. 40, 42, 47, 55, 130, 322 & NJ TNPK



“TURNKEY” Office Condo Unit is available for sale offering 2,962 SF of upscale first floor office space situated in a prime location along heavily traveled North Broad St (Rt 45) in West Deptford Twp., Gloucester County, NJ. If you are looking to upgrade your office environment, this tastefully decorated office space is being offered fully furnished (excluding personal belongings) features hardwood flooring, crown moldings, wainscoting and high ceilings. This spacious unit is comprised of (4/5) private office suites, (3) conference rooms, (4) private administrative/secretarial workstations plus welcoming reception/waiting areas. Additional amenities include 59 built-in lateral file cabinets, a copy center (copier included), full kitchen with stainless appliances, two private restrooms and a utility room. Located as 1 of the 4 Units in the “1225 N Broad St Condo Assoc. “, the shared parking lot provides allocated parking of (8) spots plus 1 Handicap to each unit with plenty of additional unallocated parking spaces. Just ¼ mile from major Rt 295, the location provides easy access to major highways including Rts 40, 42, 47, 55, 130, 168, 322 & the NJ Turnpike for commuting throughout southern NJ, Philadelphia & Delaware regions.

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