



Professional/Medical Office for Sale

1318 S Main Rd, Unit 4A - Vineland, NJ

Sale Price: \$875,000

Total Condo Unit 4A Size: 5,916 SF

1st Fl: 4,436 SF

2nd Fl: 1,480 SF

Real Estate Taxes (2021): \$16,466

Key Facts:

- Modern Upscale Office Space
- Currently Utilized as Medical
- Reception/Waiting Areas
- Six Exam Rooms
- Two Dr's Offices
- Business/Billing Offices
- Manager's Office
- Medication Room
- Staff Lounge
- Two Restrooms
- File Room
- Security System
- Signage Options
- Ample Parking
- High Traffic Counts
- Within 3 mile access to Rt 55



Attention End Users or Investors - Looking for a modern office property to upgrade your business environment or to enhance your portfolio. Strategically located in the Main Road Commons business complex this 5,916 SF Condo Building Unit 4A features a first floor 4,436 SF footprint, currently utilized in a medical capacity, offers configurations to accommodate multiple business operations. Featuring an upscale office design with a modern flair offering six (6) exam rooms, large reception/waiting areas, (2) private Dr. offices, Manager's office, business and billing offices, a file room, medication room, staff lounge, two restrooms, janitorial room, and abundant storage space. The spacious 1,480 SF second-floor unit can be designed for varying layouts, checking all the boxes a discerning business could envision. This prime location with exposure on Main Road allows for exceptional access and traffic counts within the heart of the City of Vineland. If you are looking to upgrade your portfolio or relocate your business to a modern facility, contact us to learn more about this opportunity.

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