



Office Investment Opportunity

258 N Main Rd Vineland, NJ

Sale Price: \$795,000

Building Size: 4,500 sq. ft.

Real Estate Taxes: 5 yr. Tax Abatement

Key Facts:

- State of the Art Two Story Office Building
- Fully Leased
- New Construction
- Optimal Floor Plan Layouts for Tenancy
- Detached Garage for additional storage
- Full Unfinished Basement
- Exterior Signage
- Professionally Landscaped
- Prime location with frontage on Main Rd offering high visibility and traffic counts
- Access to major highways (Rt 55 & Rt 40) for easy commuting



Prime Opportunity for Return on Investment – Don't miss this chance to purchase a **fully leased**, newly constructed, state of the art 4,500 SF Two Story Professional Office Building on .68 Acres. This prestigious building is aesthetically pleasing on the exterior as well as the interior with carefully laid out floor plans making it optimal and attractive for tenancy. Each of the two floors feature several private offices, large conference room, built-in reception work station, bathroom w/shower and break room. Additional amenities include exterior signage, paved parking, professional landscaping, side street entrance and full unfinished basement. The detached garage contains space for four vehicles and unfinished second floor for additional storage capability. Situated at a desirable location on Main Road in Vineland, Cumberland County offering both high visibility and traffic counts along with access to Rt. 55 and Rt. 40 for commuting within the New Jersey and Philadelphia surrounding areas.

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