



Office Investment Opportunity For Sale

3288 Delsea Dr Franklinville, NJ

Sale Price: \$385,000

Building Size: 4,800 sq. ft.

Lot Size: .30 Acres

Zoning: Commercial

Taxes (2013): \$11,353

Key Facts:

- Investment Opportunity
- Fully Leased
- Investment and/or owner user
- Recent renovations
- Possible Seller Leaseback
- Low upkeep costs
- Ample Parking on side and rear
- Corner Location with traffic light
- Strategic location with high visibility and traffic counts
- Close accessibility to Route 55, Rts 42, 295, 322, AC Expwy & NJ Turnpike



Incredible Investment Opportunity! – Available for sale is a fully leased 4,800SF Two Story Office Building located on .30 acres with ample parking. Ideally situated ½ mile from the entrance/exit of Rt. 55(exit 43) at the intersection of Delsea Drive in Franklinville, NJ. Buyers will have the option to occupy the current owners two office suite or they are willing to leaseback for a predetermined period of time. Enjoy low upkeep costs due to the recent renovations which include maintenance free vinyl siding, vinyl windows, HVAC, new electrical panel, new walls, carpet, landscaping, central fire alarm system and new deep well. This central location on Rt 47 (Delsea Dr) offers high visibility/traffic counts as well as being in close proximity to Route 55, Rts.42, 295, 322, AC Expwy, NJ Turnpike for easy access to southern NJ Counties, Philadelphia and Delaware.

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