

Sale Price: \$169,900

Lease Price: \$1,750 monthly plus CAM

Building Size: 1,168 sq. ft.

Real Estate Taxes (2013): \$3,648

Association Fee: \$307.00 monthly

Key Facts:

- Professional Office Space Available
- Freshly Painted, Vacant, Move-In Condition
- Two Story End Unit
- Multiple Office Configurations
- Recent Renovations
- Wired for internet access, telephone, and fax
- Exterior Signage
- Prime location with frontage on Rt 73
- Access to all major highways (Rt 73, 70, 295, & NJ Turnpike) for easy commuting

## Eagle Commercial Real Estate

26 S. Maple Avenue Suite 103 Marlton,NJ, 08053

Phone: 856-985-8565 Fax: 856-985-8563 tpustizzi@eaglecommercialre.com

## Office Condo for Sale/Lease

651 Route 73 North - 208, Marlton, NJ



Incredible opportunity to own or lease a 1,168 SF End-Unit Office Condo with second floor loft in the heart of the Evesham Townships thriving business district. This strategic location offers easy access with frontage on Route 73 and positioned directly across from the AMC Theatre. The space allows for multiple office configurations which can be modified to meet your specific business practices. Present layout consists of three private offices, conference room, semi-private reception areas, kitchenette, handicap accessible restroom, and loft. Recent renovations include new HVAC, roof, window tinting, interior doors, intercom system and wood blinds. Freshly painted, vacant and in move-in condition. Just minutes away from all major highways, RT 295, NJ Turnpike and RT 70 for easy commuting throughout New Jersey and Philadelphia.



All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions.