



Office Condo for Sale/Lease

651 Route 73 North - 208, Marlton, NJ

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



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.

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