

MEDICAL/DENTAL BUILDING **SALE OR LEASE**

40 ELM AVENUE @ ROUTE 45 WOODBURY HEIGHTS, NJ



Block/Lot:

Zoning: Taxes:

Lease Rate:

Sale Price:

Comments:

2,784 +/- SF - Space 3

2,124 +/- SF - Space 4

973 +/- SF - Space 5

7,350 +/- SF - Total

40/11

Commercial

\$24,285 (2016)

\$15.00/SF Plus Utilities

\$625,000.00

\$565,000.00

- Ideal for Owner/User/Investor
- 85 Parking Spaces
- · Full Basement
- · Next to a Hollywood Cafe & Bar and a Former Bank
- Excellent Visibility from Route 45
- 5 +/- Miles from I-295
- · At a traffic light

For Further Information, Please Contact:

Adam Rose (Ext. 22) (856) 985-9522

arose@rosecommercial.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMMIS-SIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE

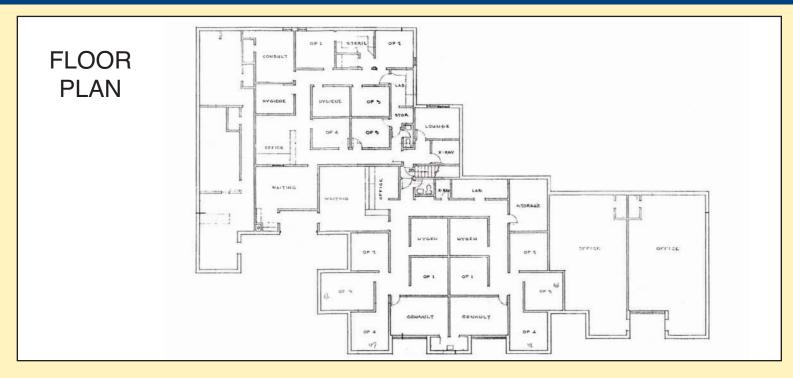
651 Rout 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

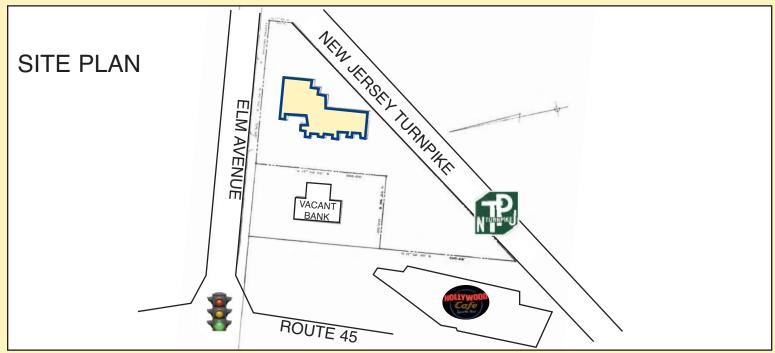


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EXCLUSIVE LISTING WOODBURY HEIGHTS





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