

FULLY LEASED MEDICAL/OFFICE BUILDING
FOR SALE



**813 EAST GATE DRIVE
MOUNT LAUREL, NJ**

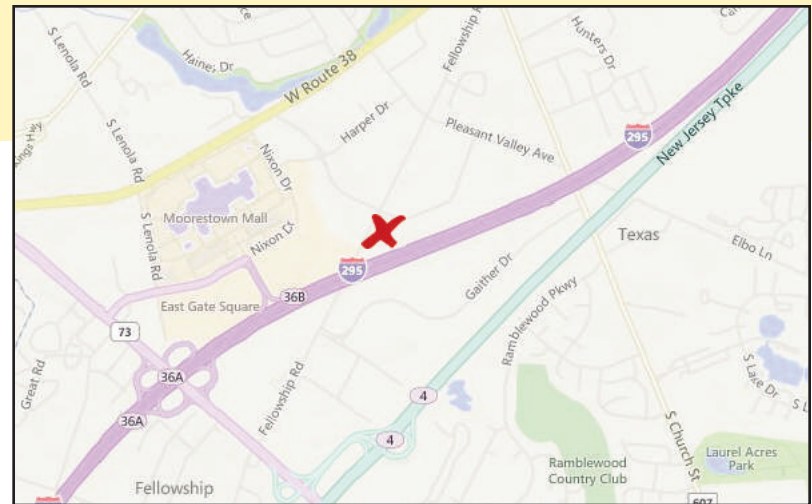
EXCLUSIVE LISTING



Property Description: One-Story Multi Tenant Medical Office Building For Sale in Mount Laurel, NJ

Building Size: 22,000 +/- SF
Land Size: 2.33 +/- acres
Block/Lot: 1201.04/1.02
Sale Price: \$3,500,000.00
CAP Rate: 6%
Total NOI: \$233,570.04
Occupancy: 100%
Number of Tenants: 3
Taxes: \$48,236.00 (2018)

- Comments:**
- Major Improvements throughout Including New Roof, HVAC and Parking Lot
 - Pylon Signage on Fellowship Road
 - At Signalized Intersection
 - High Exposure Building
 - Minutes to Rte 73, I-295 & NJ Turnpike



For Further Information, Please Contact:

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