



OFFICE BUILDING FOR SALE OR LEASE

(856) 985-9522 • ROSECOMMERCIAL.COM

46 SOUTH MAPLE AVENUE, MARLTON, NJ



Property Description:

Size:

Two-Story office building for sale or lease

878 +/- SF First Floor

863 +/- SF Second Floor

575 +/- SF Third Floor

2,316 +/- SF Total

Block/Lot:

4.01/16.01

Taxes:

\$9,613.50 (2020)

Condo Fees:

\$200.00 +/- per month

Lease Rate:

\$17.00/ SF Plus Utilities

Sale Price:

\$435,000.00

Comments:

- Main street feel in highly accessible location
- Great for lawyers, accountants and other professional uses
- Bathroom on second floor
- Public sewer and water
- Excellent signage
- Easy access to Routes 73 and 70

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Rose Commercial Real Estate is a full service commercial real estate firm, specializing in all facets of the industry ~ representing buyers and sellers, landlords and tenants as well as investors both big and small. Key to our growth is experience combined with in depth understanding of the South Jersey real estate market. But that alone is only a part of the comprehensive service we provide clients. With our unique **CIRCLES FOR SUCCESS** and start-to-finish commitment, we make things happen.

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

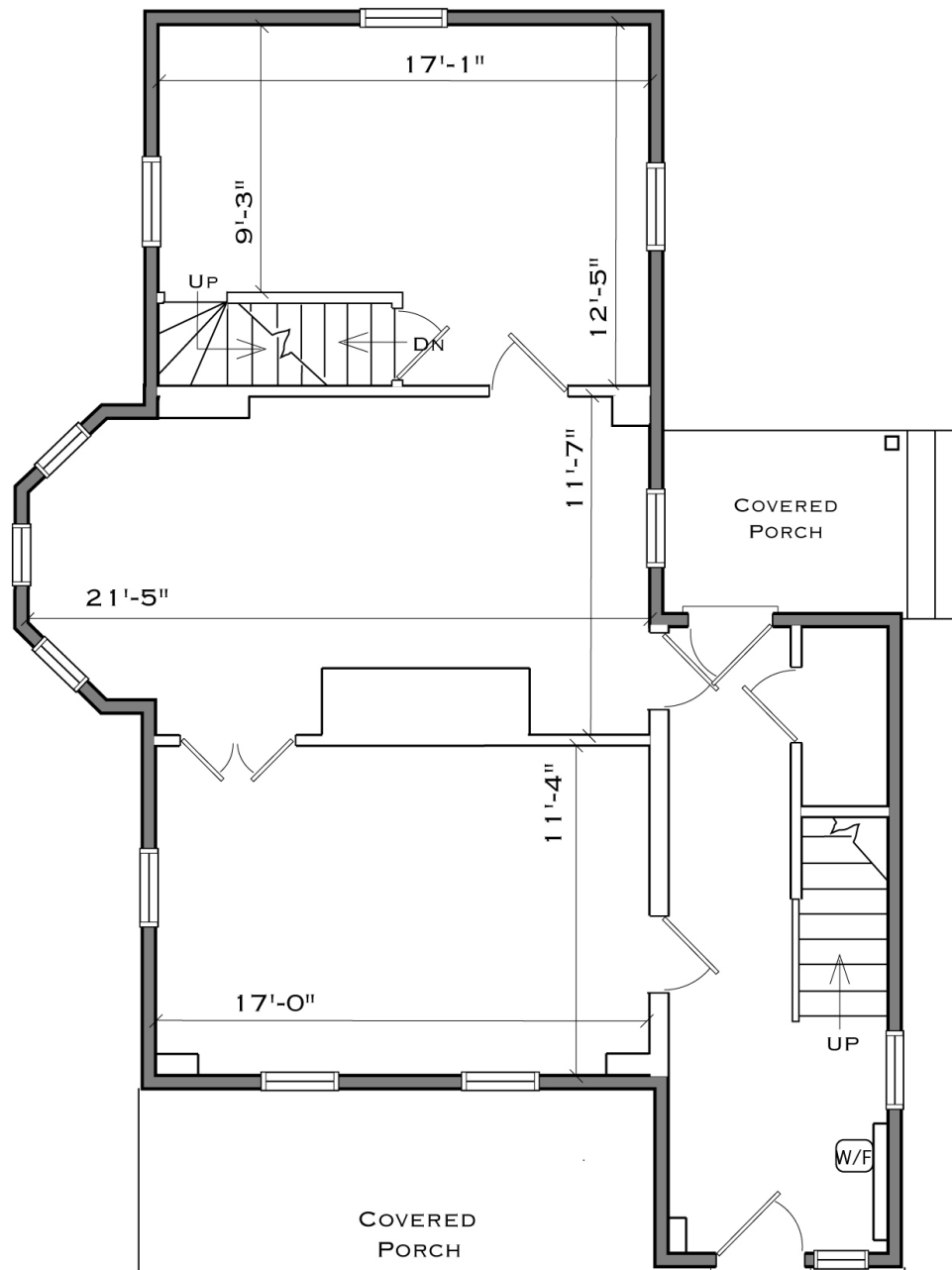
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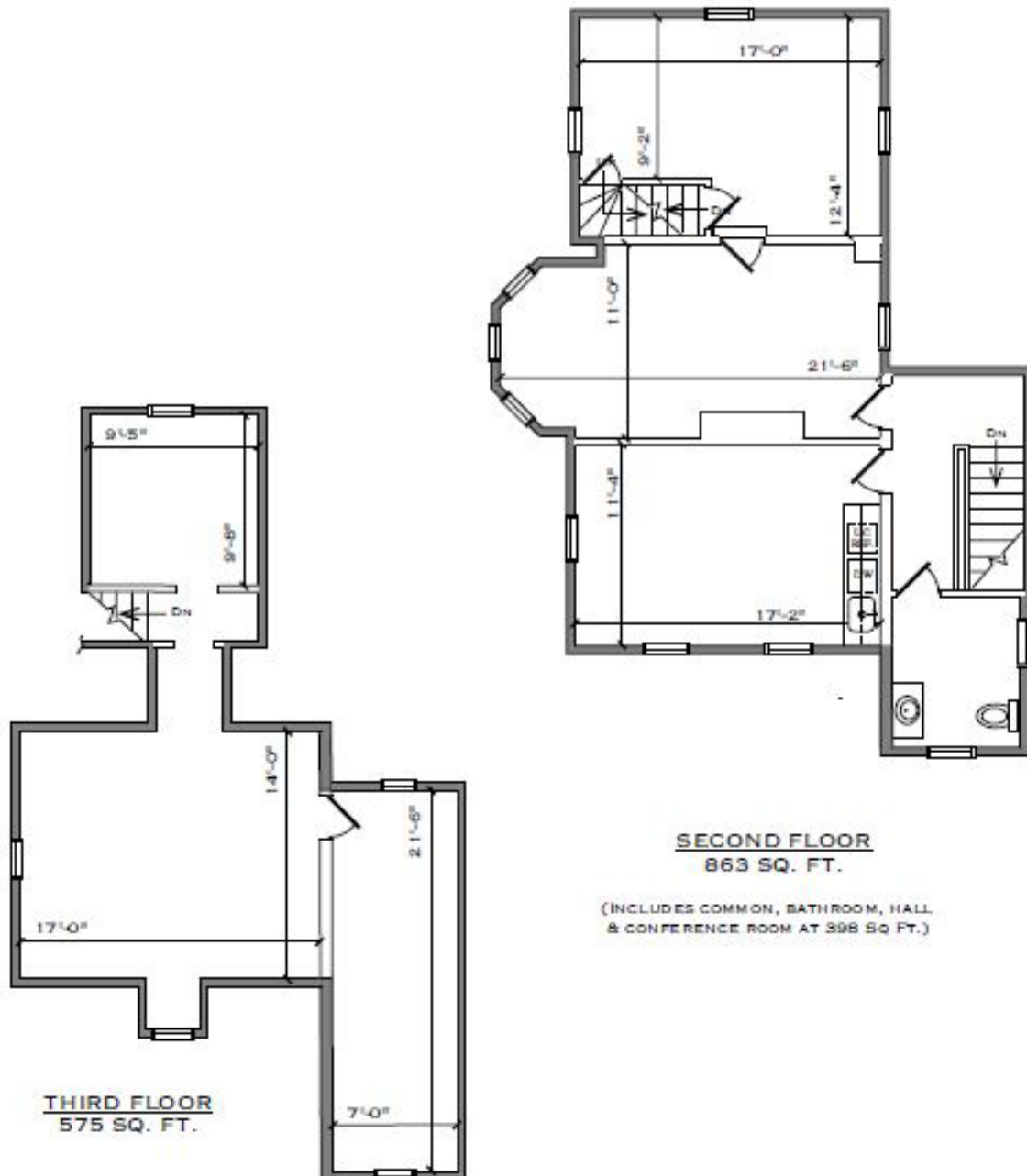
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