



EXCLUSIVE LISTING OFFICE BUILDING FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

1309 ROUTE 70 WEST, CHERRY HILL, NJ



Property Description:

Freestanding Office Building

Size:

3,700 +/- SF

Taxes:

\$20,725.76 (2021)

Sale Price:

\$559,000.00

Comments:

- Income producing investment, ideal for owner user
- Outstanding visibility on heavily traveled Route 70
- Minutes to National Retailers: Wegmans, Dicks Sporting Goods, Home Depot, Nordstrom Rack, DSW, Bed Bath Beyond and many more
- Excellent traffic counts and demographics

Adam Rose (Ext. 22)

arose@rosecommercial.com

(856) 985-9522

Michelle Marinello (Ext. 28)

mmarinello@rosecommercial.com

(856) 985-9522

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

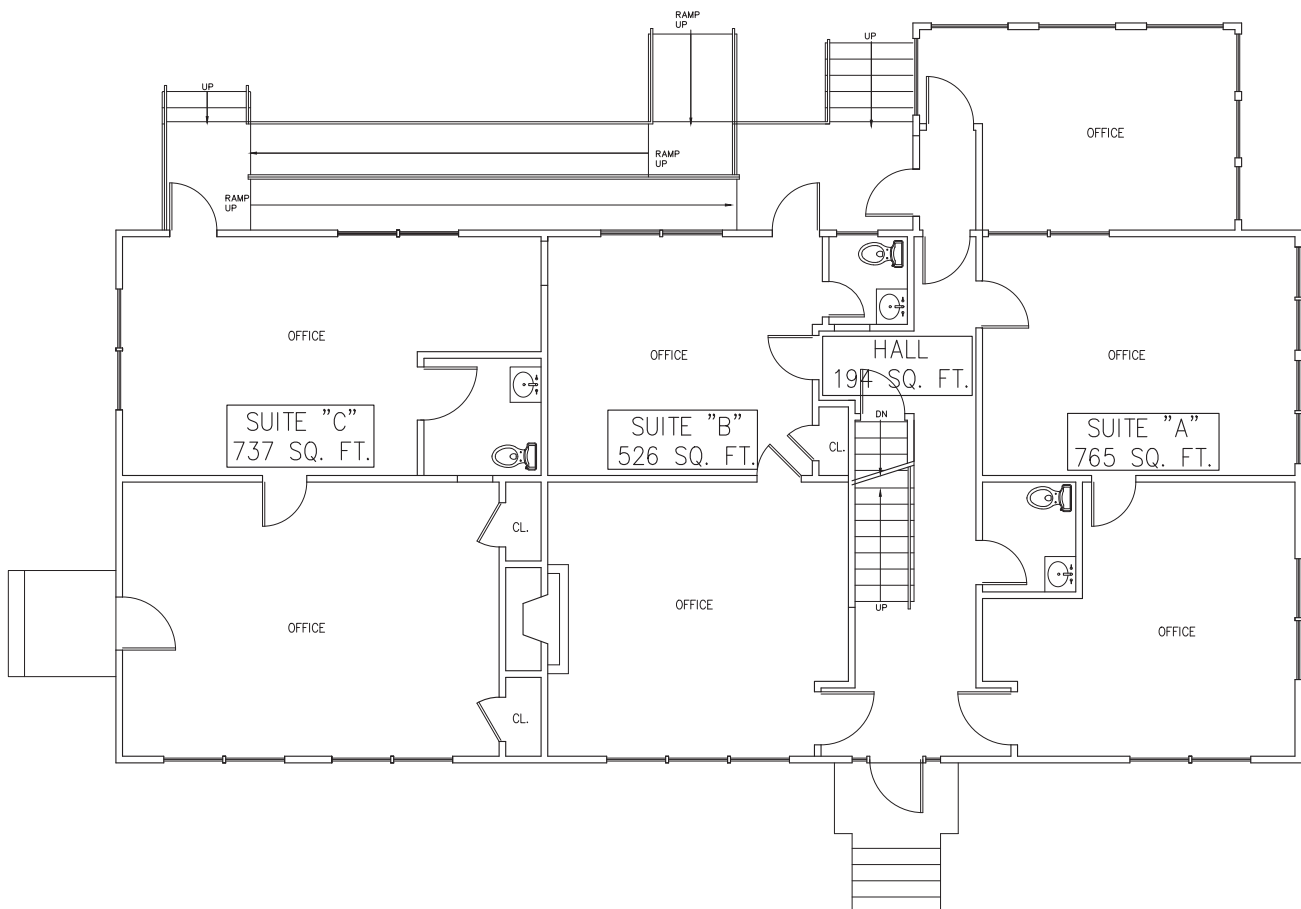
ROSECOMMERCIAL.COM



EXCLUSIVE LISTING OFFICE BUILDING FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

First Floor Plan



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

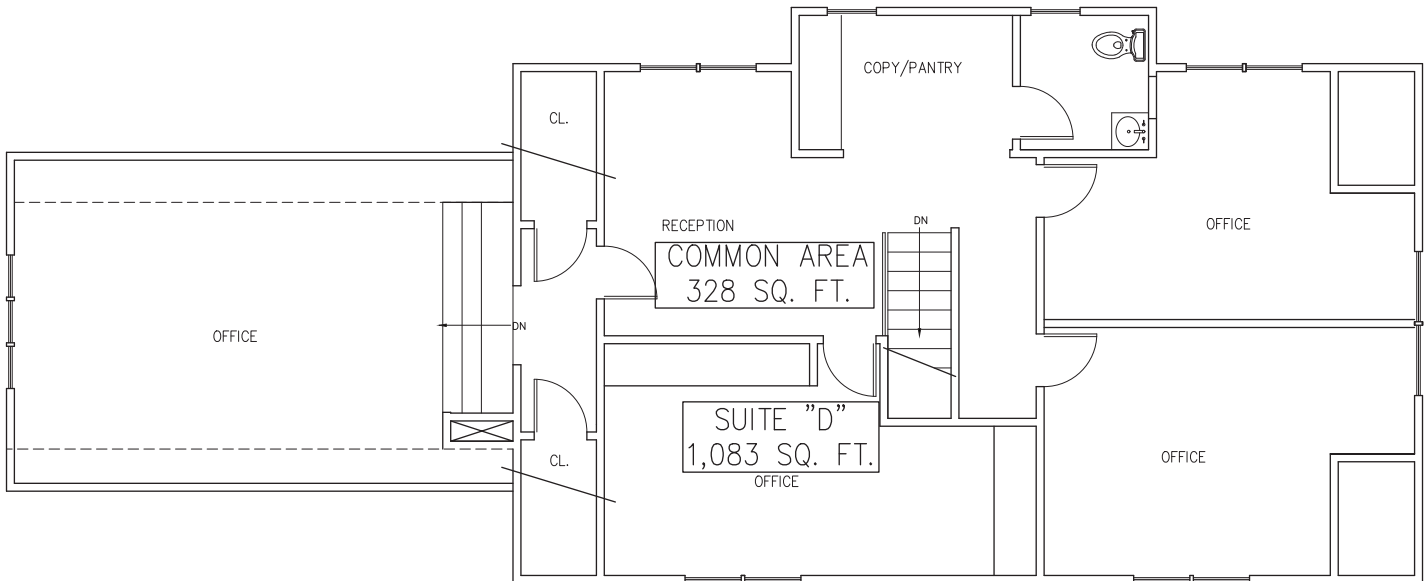
ROSECOMMERCIAL.COM



EXCLUSIVE LISTING OFFICE BUILDING FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

Second Floor Plan



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

ROSECOMMERCIAL.COM