



# VALUE ADD INVESTMENT OPPORTUNITY MULTI-TENANT RETAIL CENTER FOR SALE

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**YATES PLAZA**  
**1572 & 1576 ROUTE 206, TABERNACLE, NJ**



### INVESTMENT OVERVIEW

<b>Gross Leasable Area:</b>	13,656 +/- SF
<b>Lot Size:</b>	2.5 +/- Acres
<b>N.O.I:</b>	\$93,425.00 / Proforma: \$156,368.00
<b>Occupancy:</b>	90% (9 tenants)

### ANNUAL OPERATING EXPENSES

<b>Cap Rate:</b>	6% / Proforma: 9.8%
<b>Sale Price:</b>	\$1,600,000.00
<b>Per Square Foot:</b>	\$117.16
<b>Taxes:</b>	\$31,170.00 (2021)

### PROPERTY INFORMATION

**Comments:**

- 1576 Route 206, 4 tenants, 60 parking spaces
- 1572 Route 206, 5 tenants, 103 parking spaces
- Zoned Commercial 4A
- Atlantic City Electric, South Jersey Gas
- Situated on Route 206, with high traffic counts
- Lots of upside in rental rates

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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.

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