



VALUE ADD INVESTMENT OPPORTUNITY MULTI-TENANT RETAIL CENTER FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

YATES PLAZA 1572 & 1576 ROUTE 206, TABERNACLE, NJ



INVESTMENT OVERVIEW

| | |
|-----------------------------|---------------|
| Gross Leasable Area: | 13,656 +/- SF |
| Lot Size: | 2.5 +/- Acres |
| N.O.I Proforma: | \$94,995.00 |
| Occupancy: | 75% (9 Units) |

ANNUAL OPERATING EXPENSES

| | |
|-------------------------|--------------------|
| Cap Rate: | 6% |
| Sale Price: | \$1,600,000.00 |
| Per Square Foot: | \$117.16 |
| Taxes: | \$31,170.00 (2022) |

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 at traffic light
 - Lots of upside in rental rates

Adam Rose (Ext. 22)

arose@rosecommercial.com

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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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