



# EXCLUSIVE LISTING OFFICE CONDO FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

1236 Brace Road, Unit K & I, Cherry Hill, NJ



#### Property Description:

Three Story Professional  
Office Condo For Sale

#### Size:

3,002 +/- SF first floor  
2,038 +/- SF second floor  
2,605 +/- SF lower level  
**7,645 +/- SF Total**

#### Taxes:

\$20,430.00 (2022)

#### Condo Fees:

\$1,116.00/ month

#### Sale Price:

\$599,000.00 ( \$78.35/ SF )

#### Comments:

- Ideal for any professional use.  
Currently occupied by a law firm
- Excellent parking
- Close proximity to Route 70 and  
Route 295

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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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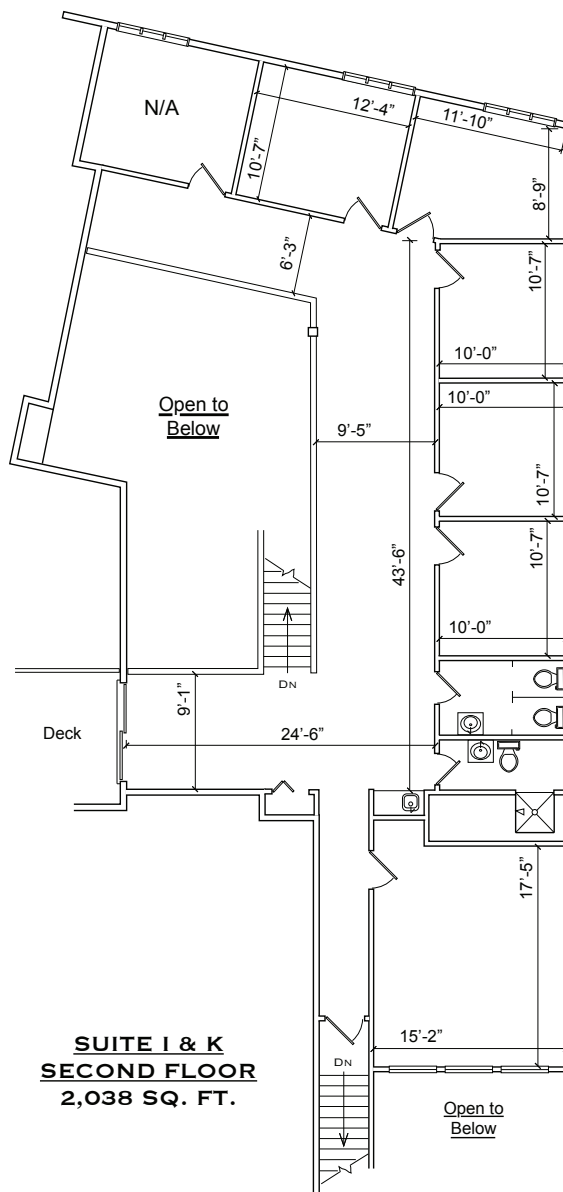




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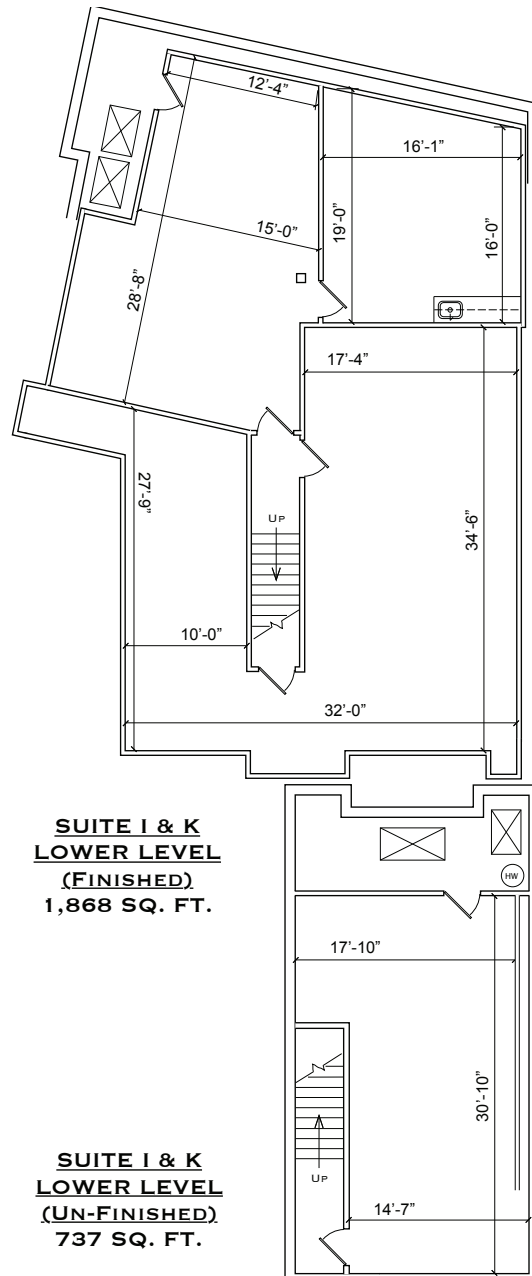
<b>1236 BRACE ROAD CHERRY HILL, NJ</b>	
<small>           DETAILED FLOOR PLANS            PREPARED BY JON HITCHER            WWW.ROOMINDERS.COM            409-504-1172            NOT TO BE USED FOR CONSTRUCTION PURPOSES            * POSITION OF WALLS AND FLOORS ARE APPROXIMATE * ONLY TO BE USED WITH WRITTEN PERMISSION         </small>	<b>TOTALS</b> <b>1ST &amp; 2ND FLOORS</b> <b>5,040 SQ. FT.</b>
	<b>LOWER LEVEL (FINISHED)</b> <b>1,868 SQ. FT.</b>
	<b>LOWER LEVEL (UNFINISHED)</b> <b>737 SQ. FT.</b>



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1236 BRACE ROAD  
CHERRY HILL, NJ

DETAILED FLOOR PLANS  
ROOMINDERS REAL ESTATE MARKETING  
P: 856-438-4333  
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REVISION:  
\* ACTUAL DIMENSIONS MAY VARY \* NOT TO BE USED FOR CONSTRUCTION PURPOSES  
\* POSITION OF WALLS AND DOORS ARE APPROXIMATE \* ONLY TO BE USED WITH WRITTEN PERMISSION

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