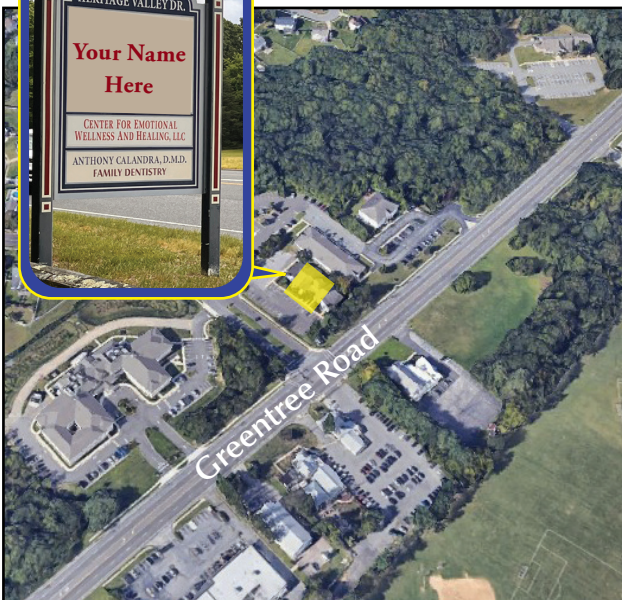
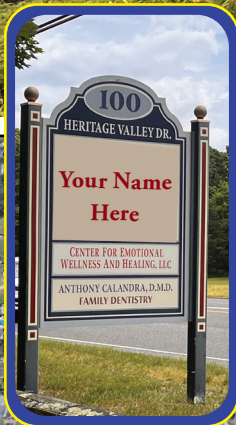




# EXCLUSIVE LISTING MEDICAL OFFICE CONDO FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

## 100 Heritage Valley Drive Suite 2 & 3, Washington Township, NJ



### Property Description:

Medical Office Condo

### Size:

4,454 +/- SF

### Taxes:

\$20,469.93 (2023)

### Sale Price:

\$799,000.00

### Comments:

- Former physical therapy/ occupational health practice
- Ideal for all medical use
- Floor plan with waiting/ reception, 9 patient rooms with sinks, 2 patient consult rooms, office, gym, administrative offices and loft with conference room and kitchenette
- Ample parking on site
- Easy access, minutes from Route 42 in Washington Township

**Adam Rose (Ext. 22)**

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**(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.

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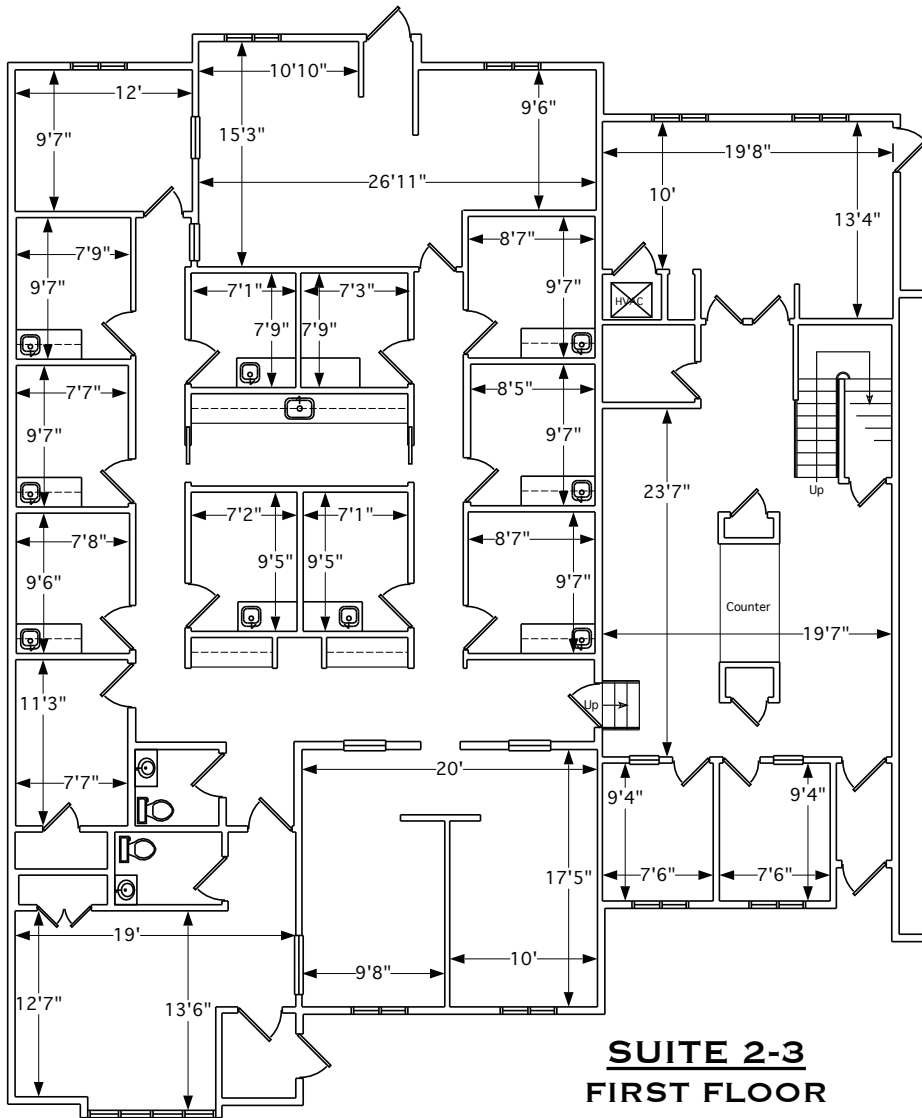
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**EXCLUSIVE LISTING  
MEDICAL OFFICE CONDO  
FOR SALE**

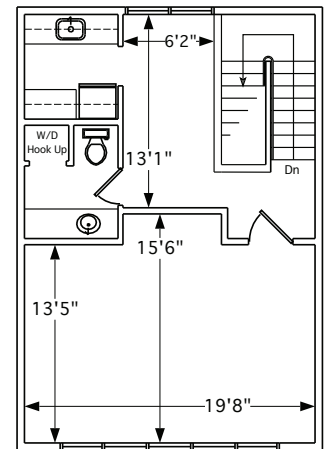
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**100 Heritage Valley Drive Suite 2 & 3, Washington Township, NJ**



**SUITE 2-3  
FIRST FLOOR  
3,834 SQ. FT.**

**SUITE 2-3  
TOTAL  
4,454 SQ. FT.**



**SUITE 3  
SECOND FLOOR  
620 SQ. FT.**

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