



# EXCLUSIVE LISTING PROFESSIONAL OFFICE BUILDING FOR SALE

(856) 985-9522 • ROSECOMMERCIAL.COM

1946 ROUTE 70 E, CHERRY HILL NJ



**Property Description:**

Professional Office Building

**Building Size:**

1,470 +/- SF

**Acres:**

.66 +/-

**Taxes:**

\$13,706.00 (2025)

**Sale Price:**

\$495,000.00

**Comments:**

- Well maintained office building
- Newer roof with warranty
- 1,470 +/- lower level
- Excellent location and pylon signage on Route 70
- Minutes to I-295, NJ Turnpike and Route 73

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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

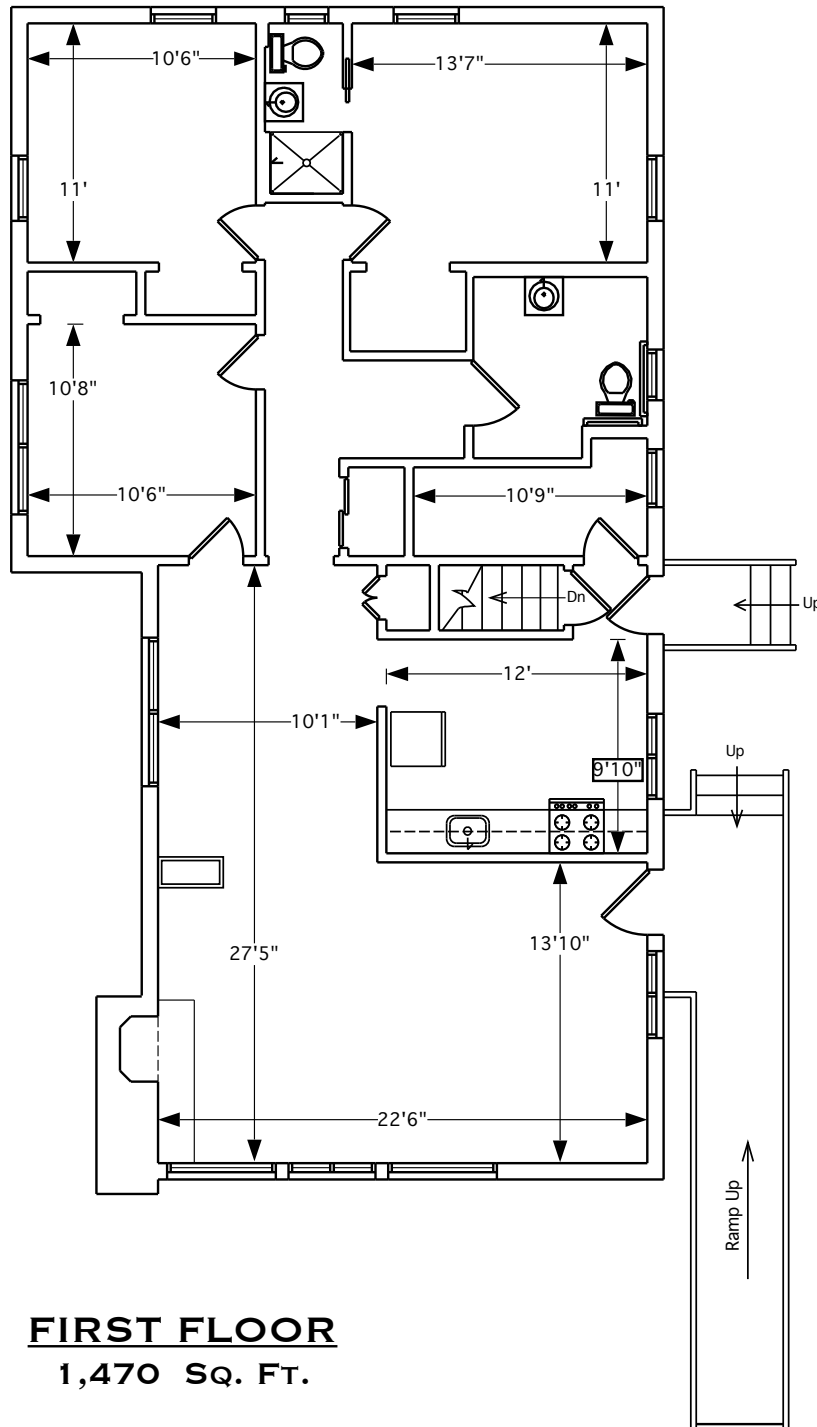
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FLOOR PLANS



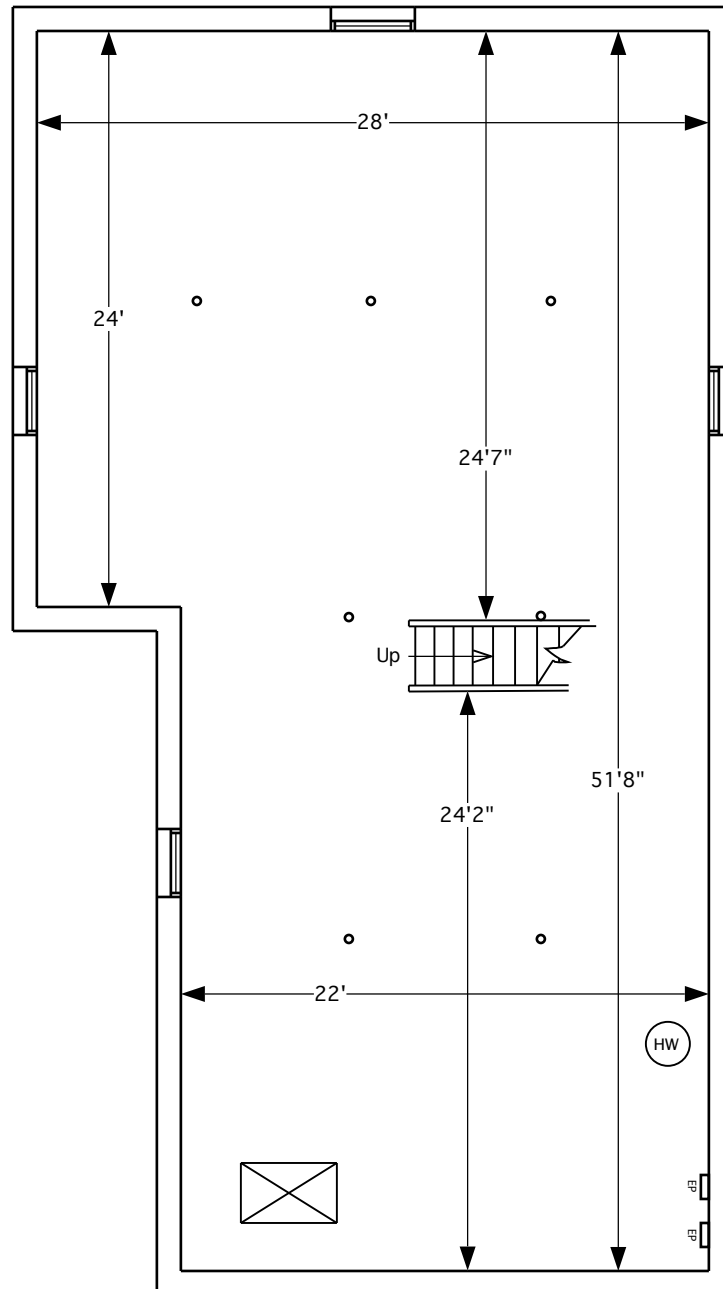
**FIRST FLOOR**  
1,470 Sq. Ft.



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## FLOOR PLANS



Lower Level

**1,470 SQ. FT.**