WCRE
WOLF COMMERCIAL REAL ESTATE

OWNER OCCUPANT/INVESTOR OPPORTUNITY

411 EAST ROUTE 70 | CHERRY HILL | NJ

CORFAC International

Wolf Commercial Real Estate
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Property Description

Location	411 East Route 70 Cherry Hill, NJ
Size/SF Available	+/- 10,000 SF Lease: Suite 200: 1,524 sf
Sale Price **Lease Price**	$1,200,000 $16.50/sf Full Service (Suite 200)
Parking	Ample parking
Occupancy	Available for immediate occupancy
Signage	Monument directory signage on Route 70

Property / Area Description

- Suite has its own HVAC unit and thermostat control
- Separate bathroom located in suite
- New windows, alarm system and parking lot which was recently repaved
- LED lighted directory sign on Route 70
- Other tenants include several law firms and an orthodontist
- Within close proximity to I-295 providing for convenient North/South access. Surrounded by retail, restaurants, banks including Ellisburg Shopping Center and Ponzio's Diner.
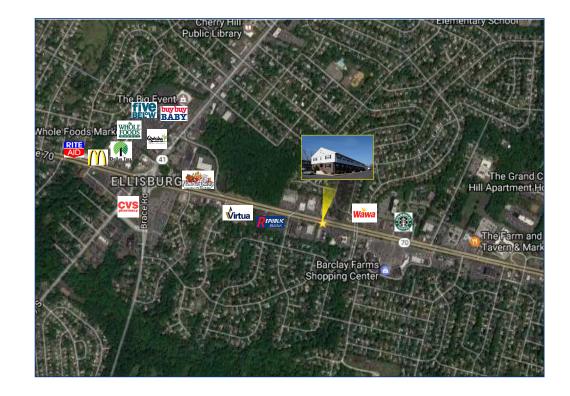
Investment Information

LONG TERM POSITIVE CASH FLOW
- Current NOI: +/- $65,000

PROFESSIONAL TENANT MIX:
- Legal and healthcare
- Historically high occupancy: 85 - 100%

Contact Us

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