

# OWNER OCCUPANT/INVESTOR OPPORTUNITY



## 411 EAST ROUTE 70 | CHERRY HILL | NJ

Wolf Commercial Real Estate follow us: 👔 🕒 in 🔟

**CORFAC** International

# www.WolfCRE.com



# 411 EAST ROUTE 70 | CHERRY HILL | NJ

### **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	<ul> <li>Suite has its own HVAC unit and thermostat control</li> <li>Separate bathroom located in suite</li> <li>New windows, alarm system and parking lot which was recently repaved</li> <li>ED lighted directory cign on Poute 70</li> </ul>

- 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.

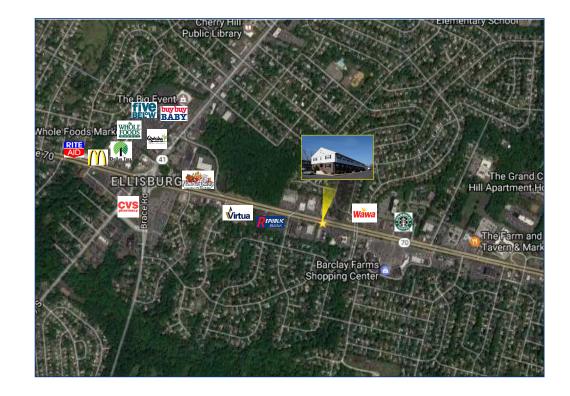
## Investment Information

#### LONG TERM POSITIVE CASH FLOW

Current NOI: +/- \$65,000

#### PROFESSIONAL TENANT MIX:

- Legal and healthcare
- Historically high occupancy: 85 100%



## Contact Us

Jason M. Wolf Managing Principal 856 857 6301 jason.wolf@wolfcre.com John T. Mozzillo Senior Associate/Director of Investment Sales 856 857 6304 john.mozzillo@wolfcre.com



#### The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

#### **CORFAC**<sup>•</sup> International

## Wolf Commercial Real Estate WWW.WOlfcre.com

NJ OFFICE 951 Route 73 North I Suite D Marlton, NJ 08053 P 856 857-6300 | F 856 283-3950 PA OFFICE 630 Freedom Business Center | 3rd Floor King of Prussia, PA 19406 P 215 799 6900 | F 610 768 7701