

PREMIER CAMDEN PROPERTY AVAILABLE

LOCATED IN
OPPORTUNITY
DISTRICT



415 N. 9TH STREET CAMDEN, NJ



Bethany Brown

Vice President

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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.



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 415 N. 9th Street
Camden, NJ 08102

Size/SF Available: +/-60,000 SF
on 2.64 acres

Sale Price: \$8,000,000

Occupancy: Immediate

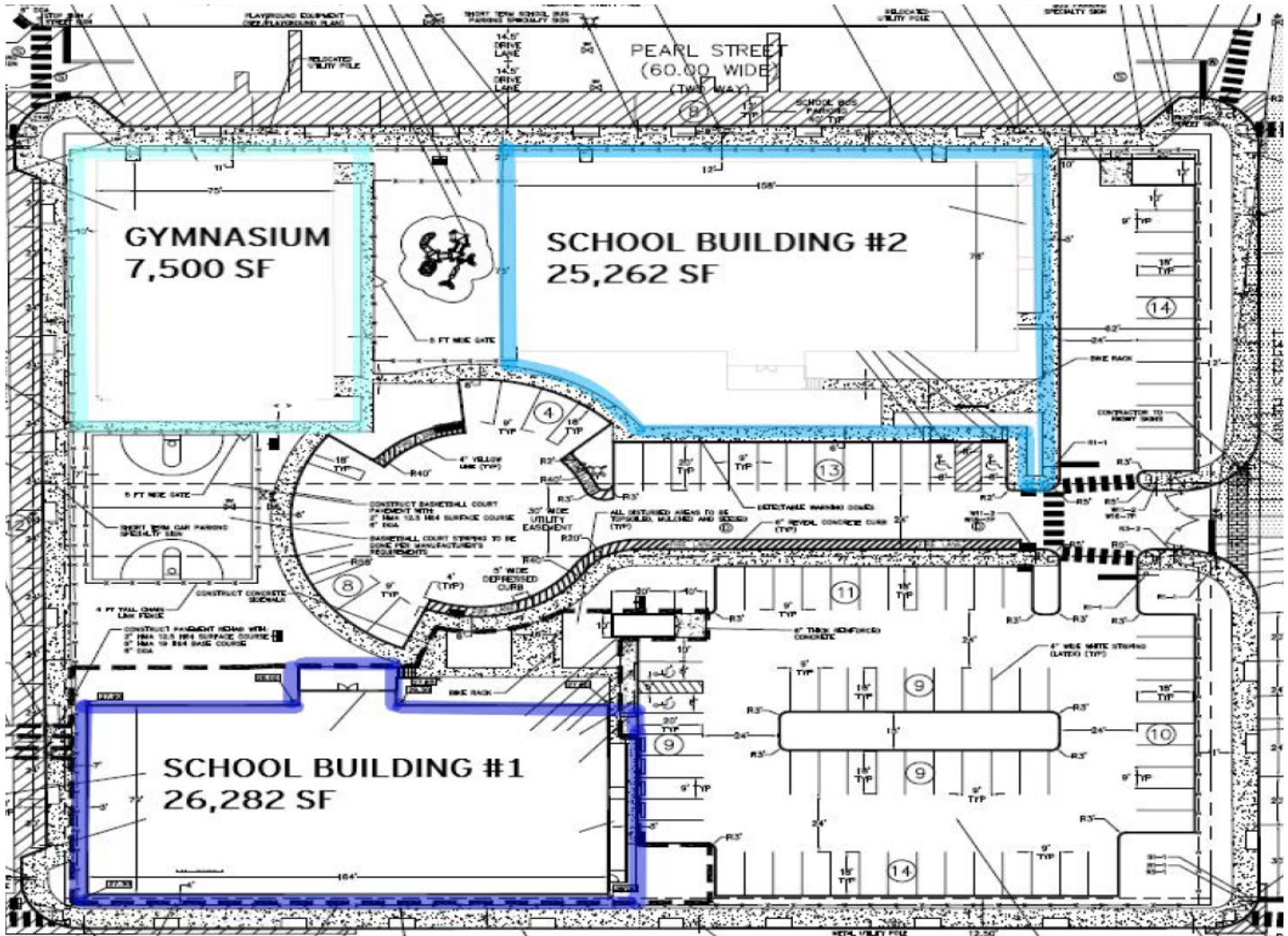
PROPERTY AREA/HIGHLIGHTS

- Campus opportunity available for sale
- +/-7,500 gymnasium with full-sized basketball court
- Two (2) story buildings consisting of +/-13,500 SF/floor
- 50 classrooms, 2 large cafeterias, handicap accessible buildings with elevators, restrooms, outdoor play areas & drop off zone
- Built in 2014
- 80 parking spaces
- Located in redevelopment district
- Located off Admiral Wilson Boulevard
- Close proximity to Philadelphia and New Jersey Suburbs
- Last exit before the Ben Franklin Bridge with close proximity to public transportation and PATCO speed line



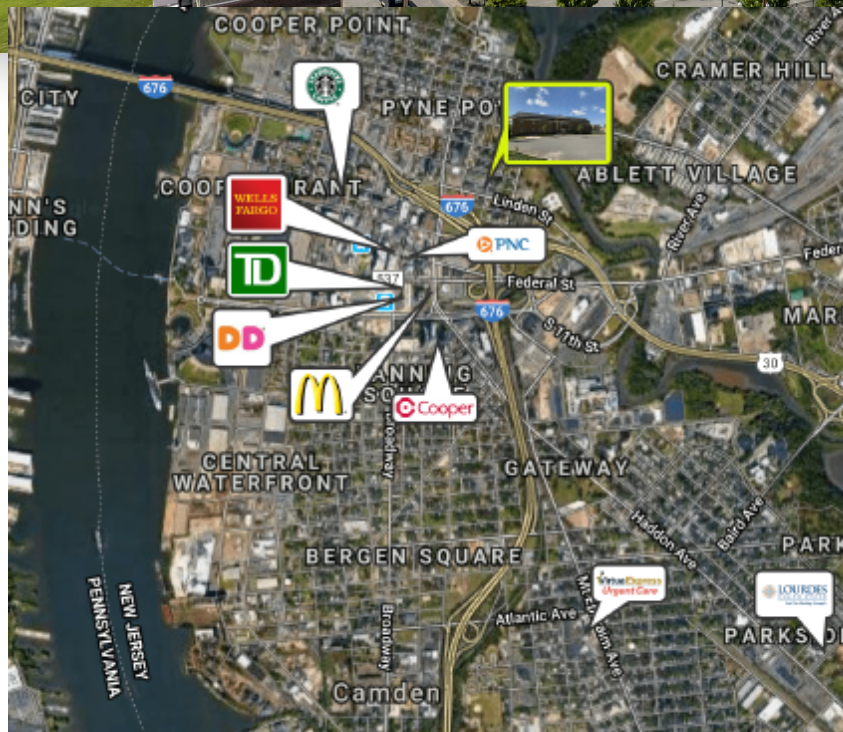
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SITE PLAN



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ROUTE 676: .2 Miles
ROUTE 130: 2.3 Miles
ROUTE 38: 2.5 Miles
I-295: 6 Miles
CENTER CITY: 2.9 Miles



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