

# 100 HERITAGE VALLEY DRIVE

Sewell, New Jersey



## MEDICAL OFFICE BUILDING FOR SALE

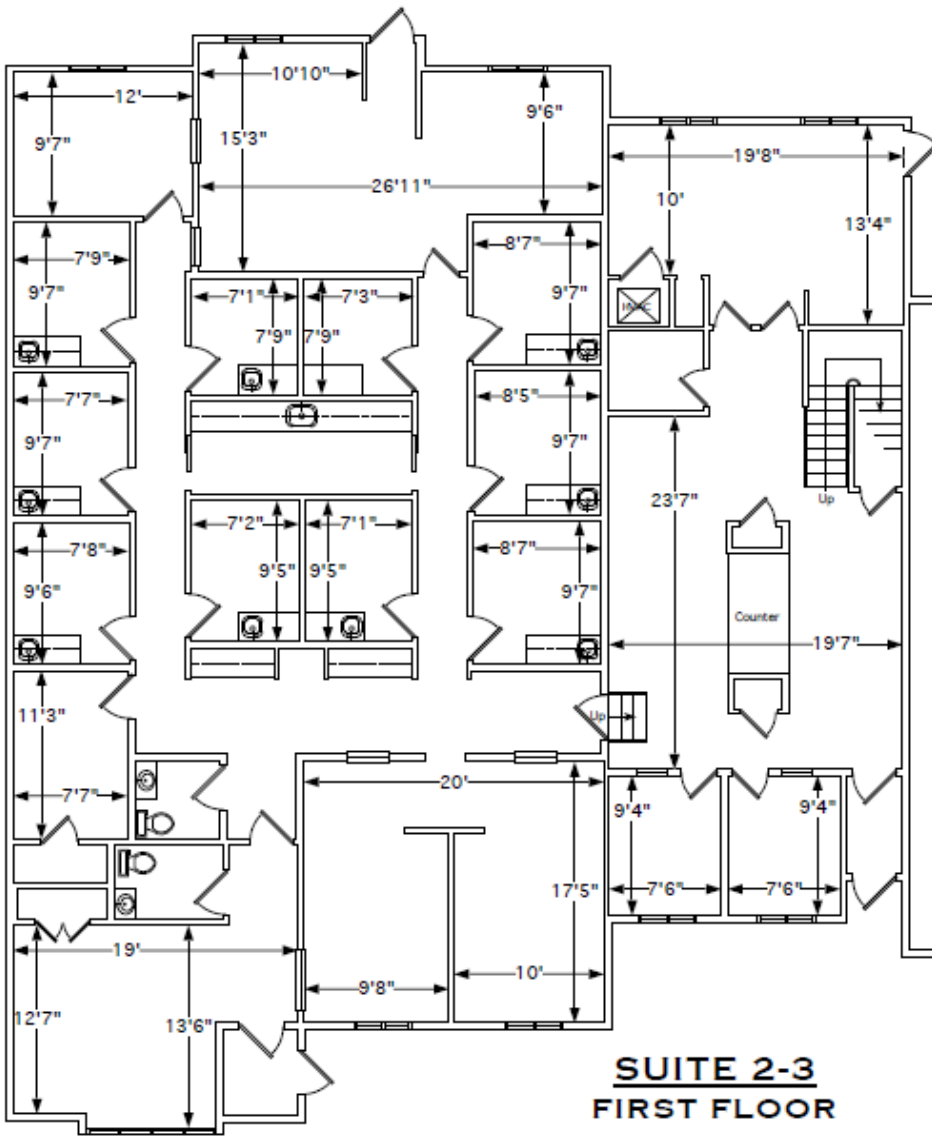
+/-4,454 SF

### PROPERTY FEATURES

- Sale Price: \$615,000
- Ideal for medical/professional office users
- Previous medical office
- HOA facilitated by small group of medical professionals in the complex
- Ample parking
- Situated off Greentree Road with +/-18,000 VPD
- Easy access to Route 42, Route 55 and AC Expressway
- Minutes from Jefferson Hospital Washington Township Campus
- Located near Cooper Health, Virtua Health, and Urgent Cares

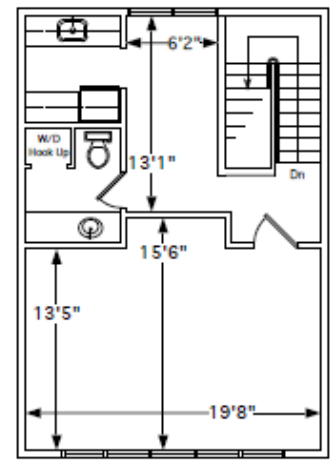


# FLOOR PLAN



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

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



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

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.



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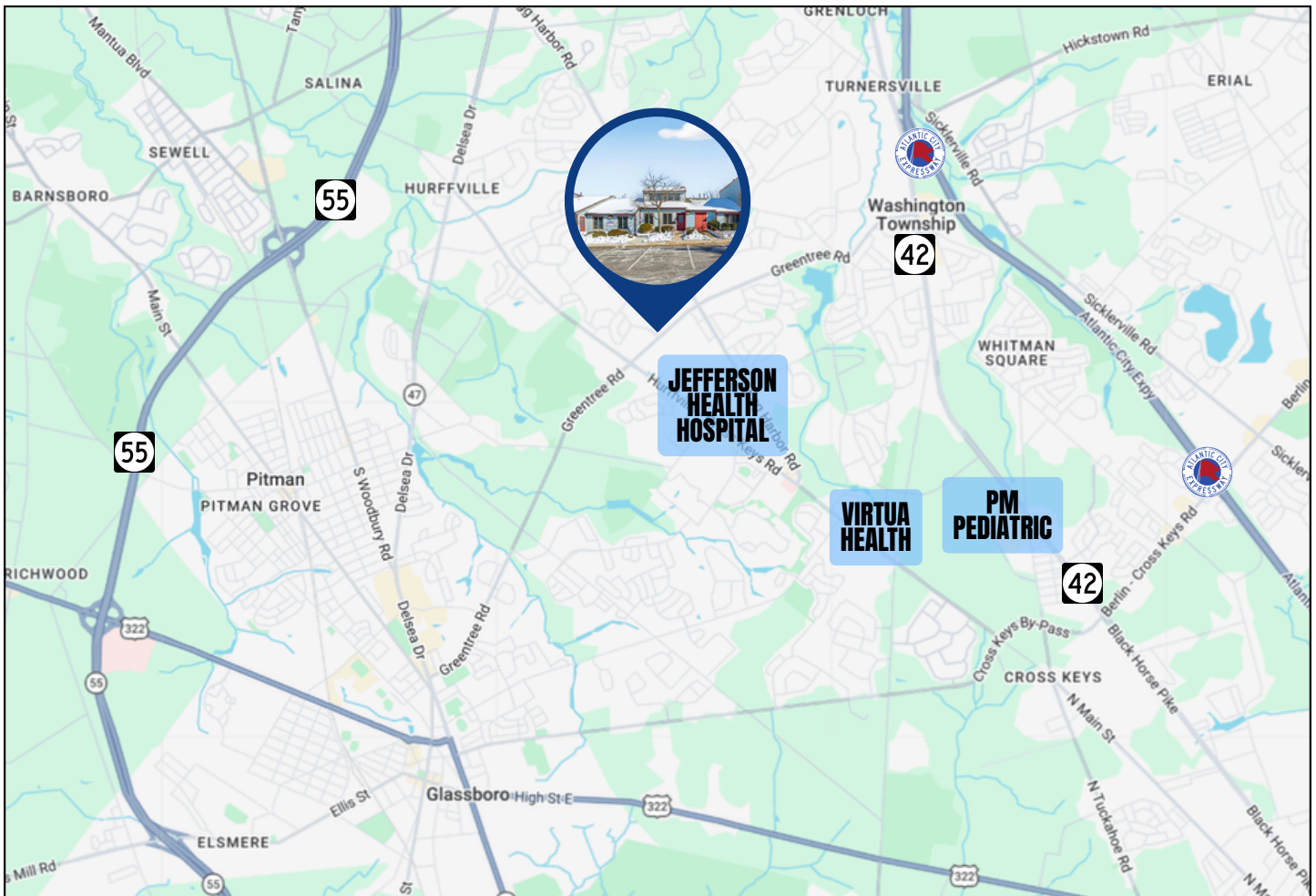


# ADDITIONAL IMAGES



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# PROPERTY MAP



## MAJOR ROUTES

ROUTE 42	4 miles
ROUTE 55	7 miles
AC EXPRESSWAY	10 miles

## HEALTHCARE

JEFFERSON HOSPITAL	1 mile
VIRTUA HEALTH	3 miles
ROTHMAN ORTHOPEDICS	3 miles
AFC URGENT CARE	1 mile
PM PEDIATRICS	5 miles

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