

111 S. BROADWAY

Pennsville, NJ



PROMINENT OFFICE BUILDING FOR SALE

Single Story Building

+/- 3,000 SF



PROPERTY FEATURES

- Sale Price: \$395,000
- Ideal for owner occupant with tenant split in half
 - Two separate entrances possible with front vestibule
- Current Configuration:
 - 8 offices
 - 2 conference rooms
 - 2 kitchenettes
 - 3 bathrooms
- +/- 30 parking spaces
- 3 handicapped spaces, large enough for Transport Vans
- Newer roof and HVAC
- Electronic monument signage
- Located right in the middle of town (VPD +/-13,000)

PROPERTY IMAGES



VESTIBULE



RECEPTION AREA



CONFERENCE ROOM



OFFICE AREA



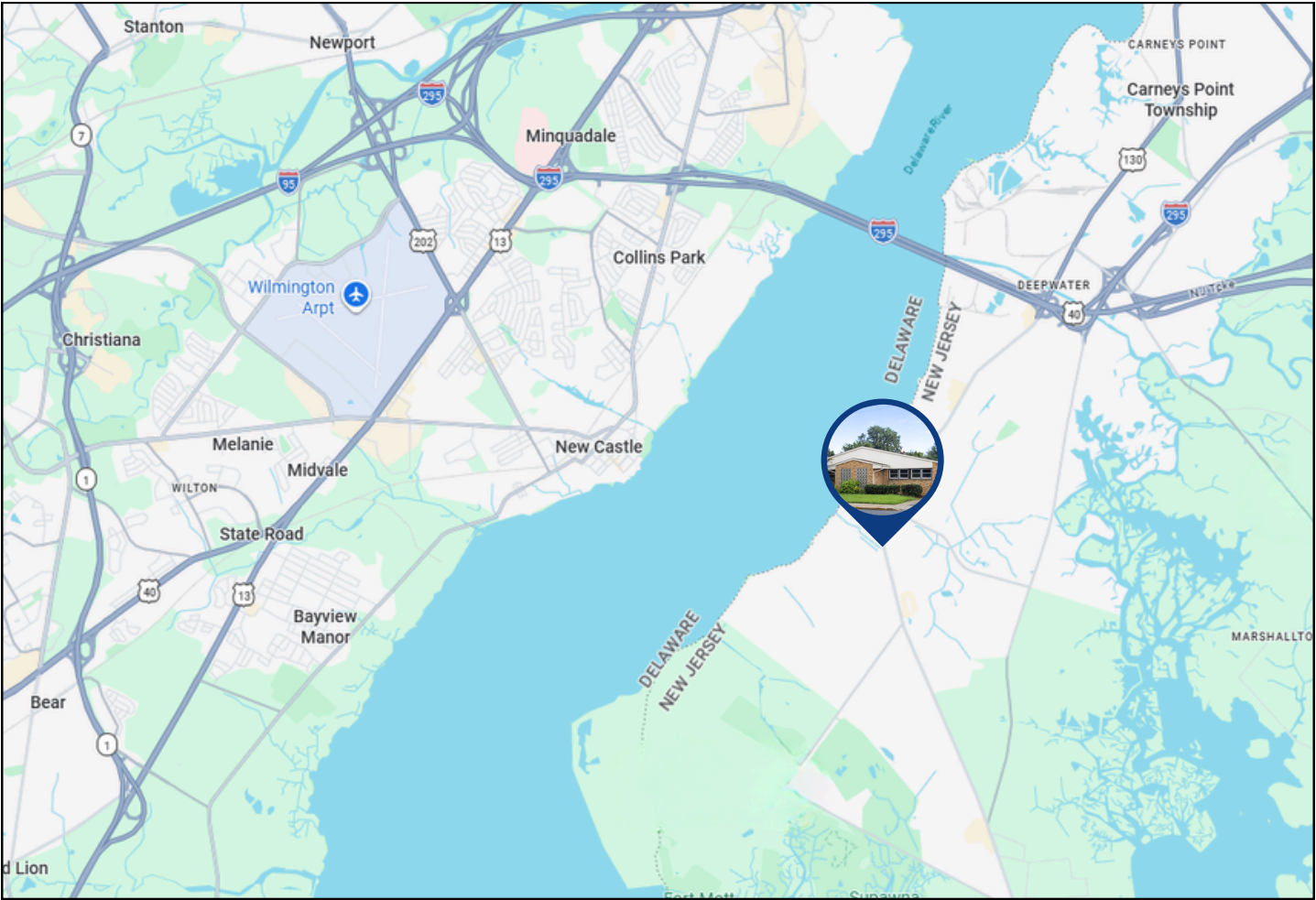
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LOCATION HIGHLIGHTS



RETAILERS

Walmart .8 miles
 ACME .4 miles
 Harbor Freight .4 miles
 AutoZone .5 miles

RESTAURANTS

Cracker Barrel .7 miles
 Applebee's .6 miles
 The Shipyard 1.2 miles
 Silvana's .3 miles

HEALTHCARE

Salem Medical Ctr 4 miles
 ChristianaCare 5 miles

MAJOR ROADWAYS

I-295 1.5 miles
 NJ Turnpike 2 miles
 Delaware Memorial Bridge 2 miles

AIRPORTS

Wilmington Airport 9 miles
 Philadelphia Airport 25 miles



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