

411 COMMERCE LANE

West Berlin, New Jersey

[WATCH VIDEO](#)



HEALTHCARE OFFICE BUILDING FOR SALE

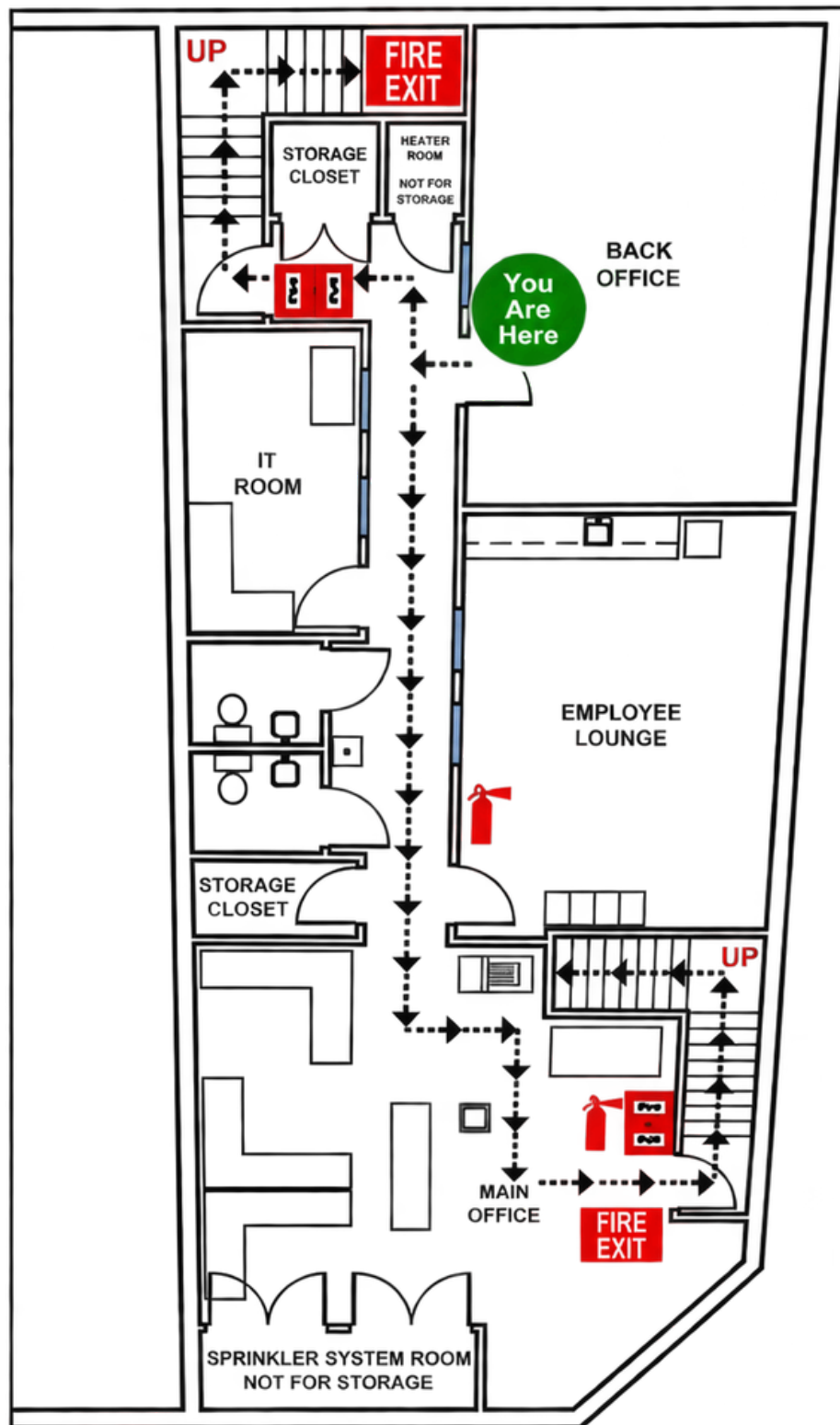
Three Story Building
+/-12,280 SF

PROPERTY FEATURES

- Sale Price: Call for information
- Zoned: C-2
 - Office
 - Professional services
 - Healthcare
- Renovated in 2025 with new roof, HVAC, carpet, paint and LED lighting throughout
- Former state-licensed medical daycare with I-2 standards
- Ideal for outpatient healthcare or professional office users
- Ample parking
- Easy access to Routes 73 and 30
- Situated near various prestigious healthcare networks like CHOP, Virtua and Jefferson within a 5 mile radius

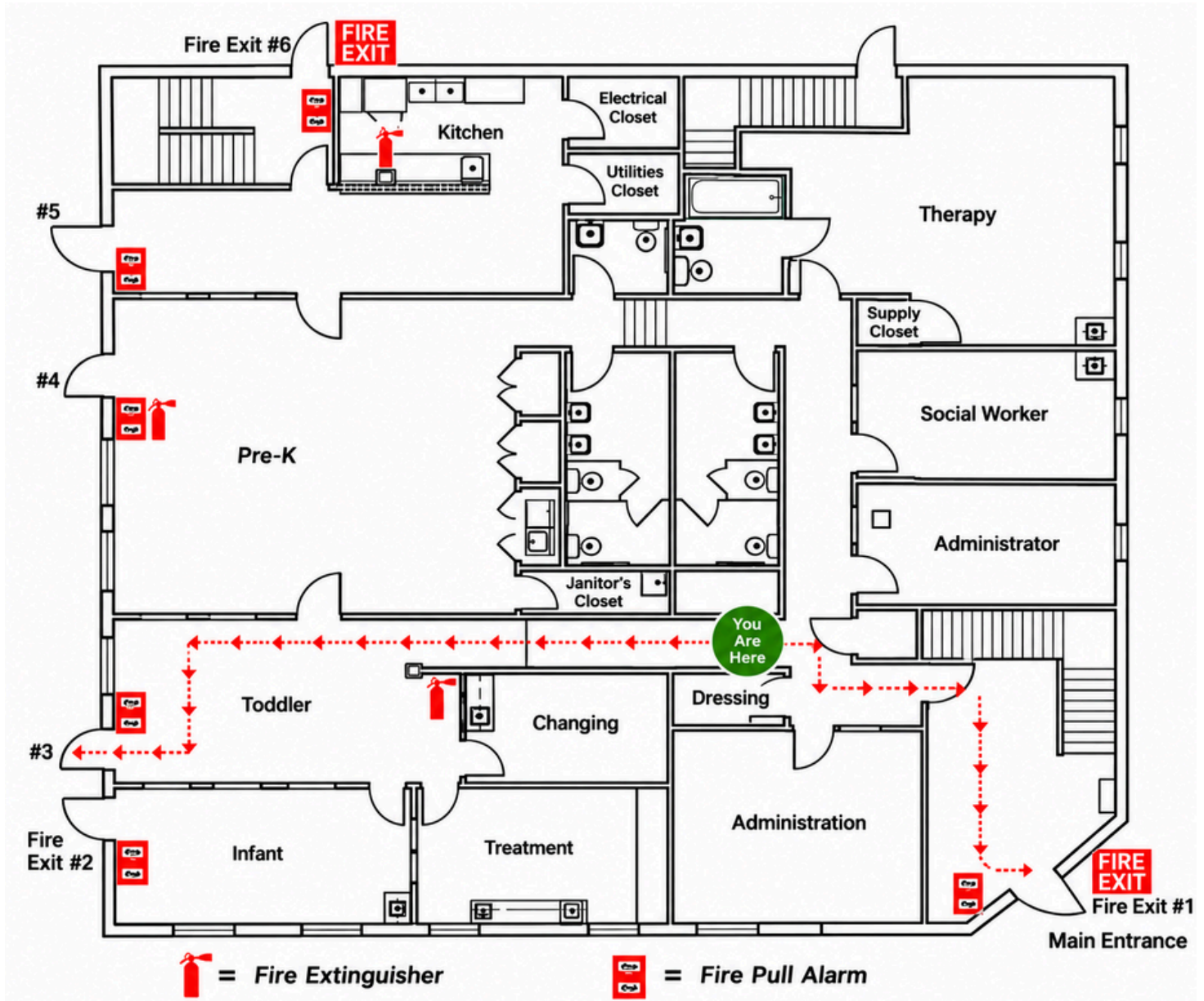


FLOORPLAN | LOWER LEVEL



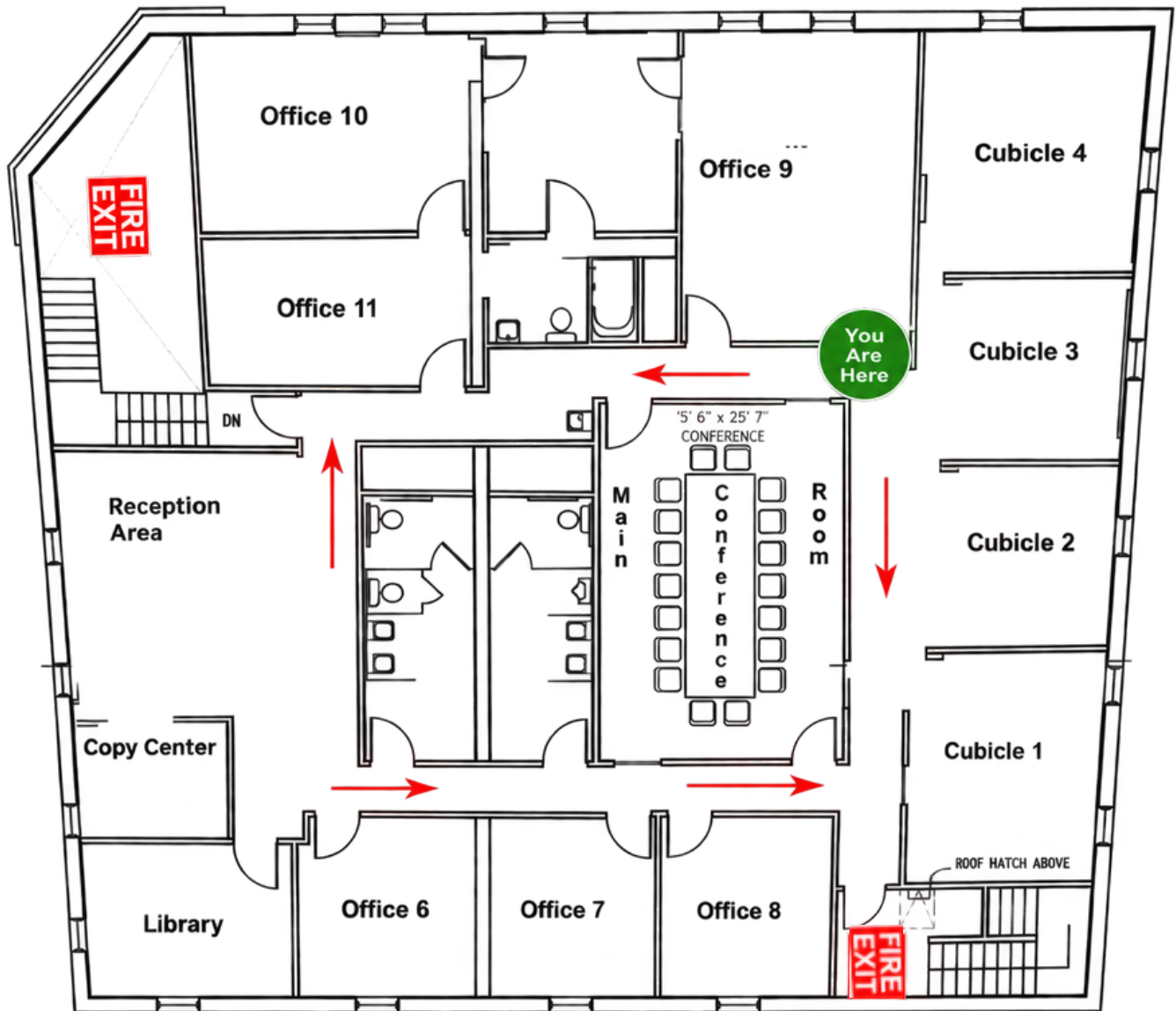
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

FLOORPLAN | FIRST FLOOR



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.

FLOORPLAN | SECOND FLOOR



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ADDITIONAL IMAGES



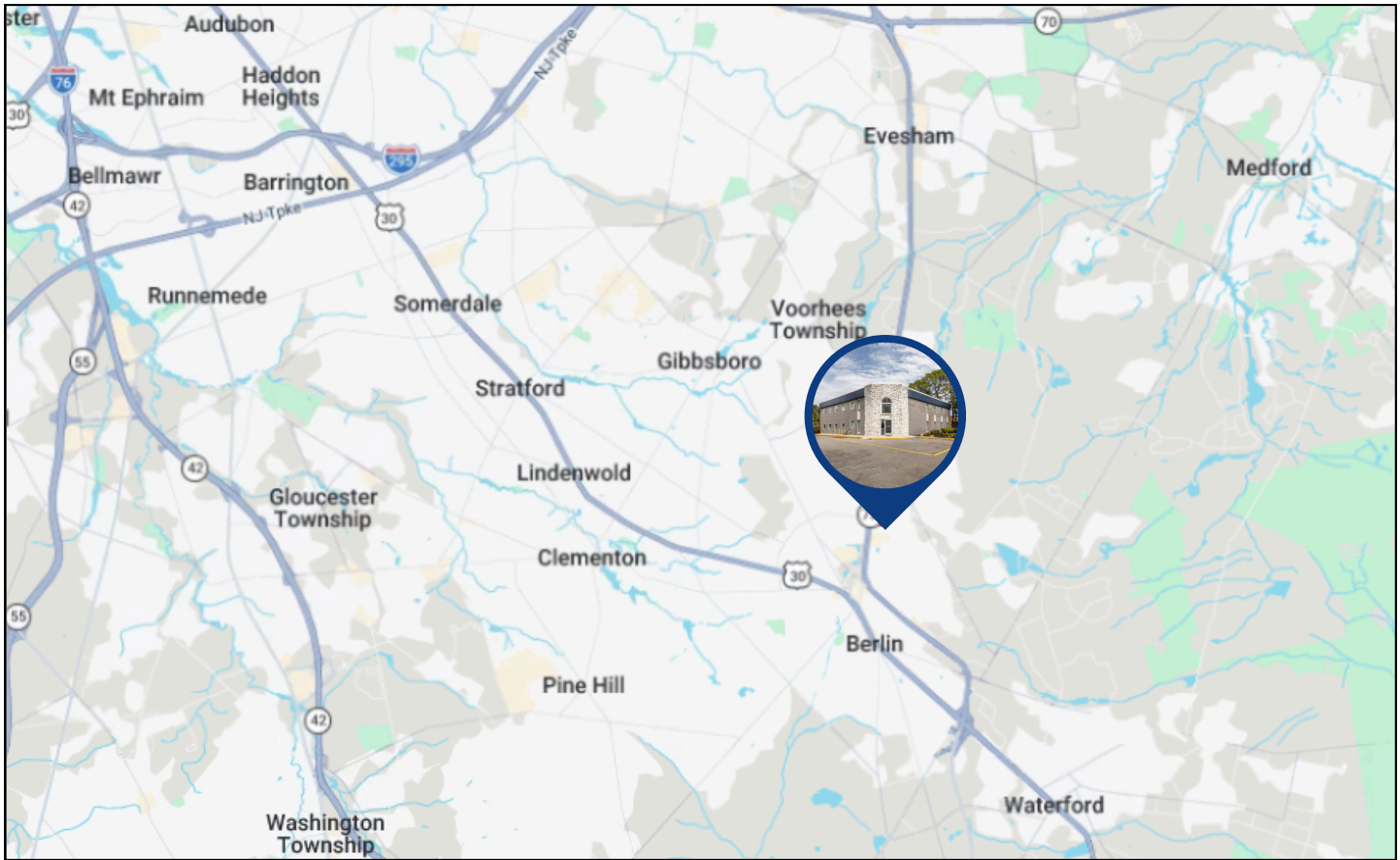
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PROPERTY MAP & DEMOGRAPHICS



 HOME OF SORNEY KIMMEL MEDICAL COLLEGE	Jefferson Health West Berlin Specialty Care West Berlin, NJ	 0.5 – 1 MILES
 URGENT CARE	AtlantiCare Urgent Care Berlin, NJ	 0.5 – 1 MILES
	Virtua Health & Wellness Center Berlin, NJ	 2 – 3 MILES
	Virtua Voorhees Hospital Voorhees, NJ	 3 – 4 MILES
 Children's Hospital of Philadelphia Specialty Care at Virtua	CHOP Specialty Care at Virtua Voorhees, NJ	 3 – 4 MILES
 HOME OF SORNEY KIMMEL MEDICAL COLLEGE	Jefferson Stratford Hospital Stratford, NJ	 4 – 5 MILES

1 MILE	3 MILES	5 MILES
 \$108,002 Median Household Income	 \$101,097 Median Household Income	 \$103,684 Median Household Income
 2,616 Households	 16,659 Households	 54,714 Households
 6,718 Population	 43,287 Population	 137,785 Population
 - White Collar 71.7% - Blue Collar 15.5% - Services 16.3%	 - White Collar 69.0% - Blue Collar 19.6% - Services 15.4%	 - White Collar 72.7% - Blue Collar 16.3% - Services 15.2%

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