



# Office/Retail Condos For Sale

621 Beverly Rancocas Rd, #1B & C, Willingboro, NJ

Sale Price: \$309,900

Building Size: 2,608+- SF

Real Estate Taxes (2022): \$8,687

## Key Facts:

- Comprised of Two 1,304 SF Units
- East Ridge Plaza Shopping Center
- Immediate Availability
- Retail or Office Use
- Multi-Restroom Setup
- Strong Traffic Counts
- Storefront Signage
- High Visibility
- Ample Paved Parking
- Ideal location to conduct business with opportunities to serve the surrounding business & residential communities
- Just minutes to Major Highways including Rt 295, NJ TNPK, Rt 130 for easy commuting between New Jersey & Philadelphia region



Prime opportunity for existing business looking to relocate or start-up a business within the busy mixed use “East Ridge Plaza Shopping Center”. Two adjacent Condo units totaling 2,608 SF are available for purchase which allow for either retail or office applications. Both units are currently configured with multiple office layouts but can be customized to an individual’s unique business operation. Shopping Center amenities include ample paved parking, handicap parking and exterior signage. Situated on heavily traveled Beverly Rancocas Rd, this shopping center’s strategic location provides not only high exposure but the opportunity to serve both the surrounding residential and business communities. Central location is just minutes from major highways including 295, NJ TNPK, Rt 130 as well as several bridge options for ease of commuting between the New Jersey and Philadelphia region.

## Eagle Commercial Real Estate

26 S. Maple Avenue  
Suite 103  
Marlton, NJ, 08053

Anthony Pustizzi, Broker  
Phone: 856-985-8565  
Fax: 856-985-8563  
tpustizzi@eaglecommercialre.com

