



Professional Office/Medical

215 Main St, Westampton, NJ

Sale Price: \$495,000

Building Size: 3,300 SF

Lot Size: .86 Acres

Real Estate Taxes (2024): \$13,515

Key Facts:

- Investment Opportunity/End User
- Versatile Layout
- Reception Area
- Conference Room
- Kitchenette
- Private Access
- Ample Parking - 42 spaces
- High Visibility Signage
- Centralized location
- Within 1/4 mile to Rt 295 & minutes to NJ Turnpike for easy commuting throughout Southern New Jersey



Investment Opportunity/End User: Presenting a 3,300 square foot commercial building nestled on .86 acres, offering versatile applications ideal for Professional or Medical Suites. Currently boasting an impressive 82% occupancy rate, this property serves as a lucrative investment opportunity, promising an attractive CAP Rate. Recently refurbished, the building features a well-thought-out layout comprising a welcoming reception area, numerous office suites, a convenient kitchenette, and a spacious conference room.

This meticulously maintained property provides ample parking with over 40 spaces and prominent signage. Its strategic location in Westampton Township, Burlington County, offers unparalleled accessibility, situated just half a mile from RT 295 and minutes away from the NJ Turnpike, ensuring seamless commuting for tenants and visitors alike. Nestled within Historic Rancocas Village, the property enjoys excellent visibility, surrounded by a mix of commercial and residential establishments, solidifying its status as a prime investment locale.

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