

TWO STORY OFFICE BUILDING FOR SALE

ROSE
COMMERCIAL REAL ESTATE

**54 SOUTH MAPLE AVENUE
MARLTON, NJ**

EXCLUSIVE LISTING



Property Description: Building in Marlton Business District

Size: 2,700 +/- SF

Zoning: C-1 Commercial

Taxes: \$12,393 (2017)

Condo Fees: \$200.00 +/- per month

Sale Price: \$499,000.00

- Comments:**
- Main Street Feel in Highly Accessible Location
 - Great for Lawyers, Accountants & Other Professional Uses
 - Ideal for Owner / User or Investor
 - Bathroom / Kitchenette on First and Second Floor
 - Two Electric/Gas Meters and HVAC
 - Public Water & Sewer
 - Excellent Signage
 - Easy Access to Routes 73 & 70
 - Great Proximity to Local Shopping, Restaurants & Banks



2017 DEMOGRAPHICS

Category	1 Mile	3 Miles	5 Miles
Population	10,094	69,307	1156,559
Avg HH Income	\$96,068	\$121,498	\$119,042
Traffic Count	15,587 ADT		

For Further Information, Please Contact:

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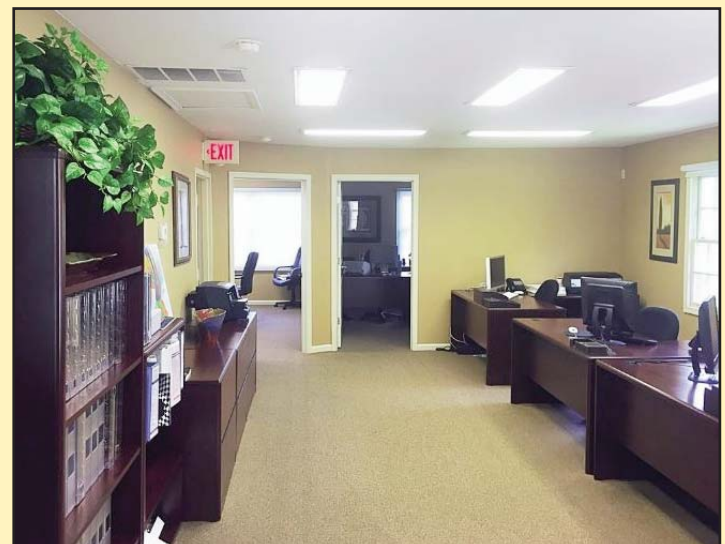
651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488

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