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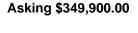














## **COMMENTS**

This modern commercial building is ideally located just off the Black Horse Pike in a high-traffic area with excellent visibility and easy access to Atlantic City, Downbeach, the Expressway, Parkway, and mainland communities. Move-in ready, it features a new roof, newer siding, security system, convenient delivery door, and multiple individual offices on both levels, including a full bath and pantry downstairs and a half bath upstairs. The property offers 12 off-street parking spaces with room to expand, and its flexible layout allows the rear warehouse/receiving area and upstairs offices to be rented separately, creating strong income potential or accommodating multiple tenants. Option to purchase partially furnished.

PROPERTY DETAIL		
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Exterior Vinyl	OutsideFeatures Fence	ParkingGarage 11 or More Spaces	InteriorFeatures Other (See Remarks)
,	Truck Door	Off Street	Restroom
		Paved	Security System Smoke/Fire Alarm
			Storage

Heating Cooling HotWater Water Forced Air Central Gas Public



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