

# 767 ROUTE 70 EAST

Building B, Marlton, NJ 08053



FOR SALE OR LEASE



OFFICE

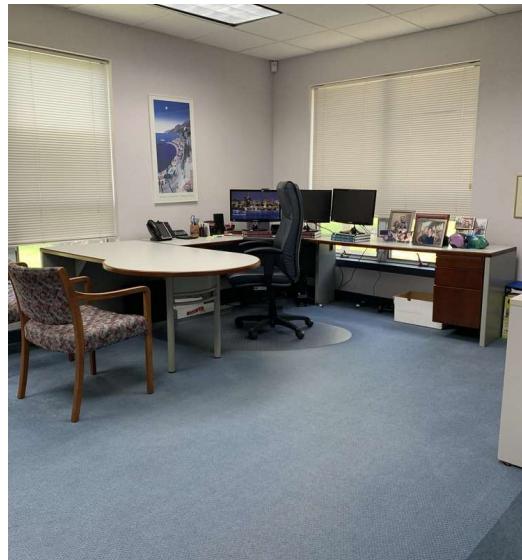


10,700 SF



## PROPERTY DESCRIPTION

- User or Investor Opportunity
- 3 Unit Condo
- Unit 100: 6,065 SF (Divisible), Owner occupied; Owner could vacate
- Unit B101: 3,100 SF, State of NJ
- Unit B102: 1,535 SF, Chiropractor
- Block 19.01 - Lot 3
- Zoned C-1
- 2024 Budgeted Annual Condo Fees: \$25,154.50
- 2024 Real Estate Taxes: \$33,264
- Public Water & Sewer
- Gas and Electric



**SALE PRICE:**

**SUBJECT TO OFFER**

## FOR MORE INFORMATION

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# NAI Mertz

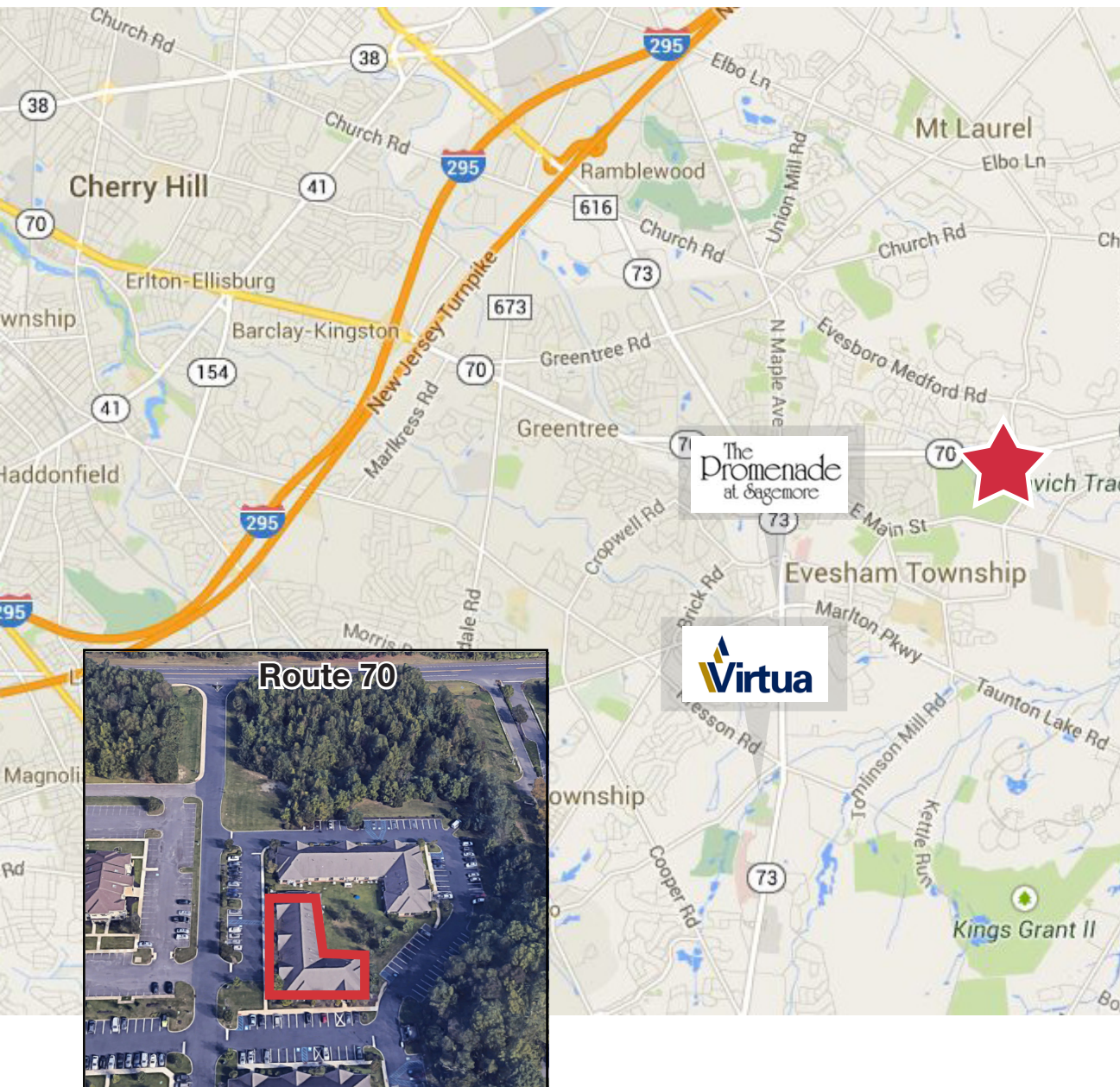


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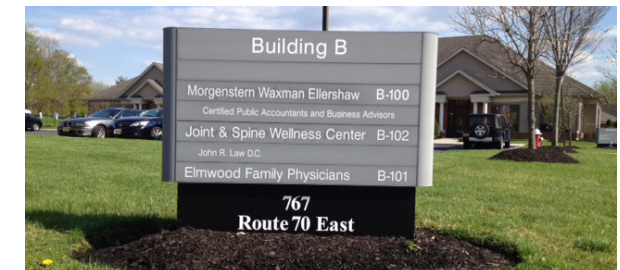




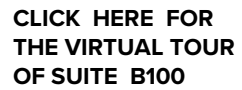


## Location Information

Conveniently located at the corner of Elmwood Road and Route 70 in Marlton, NJ. This garden style, single story condominium building is located within Elmwood Business Park, a beautiful office and medical business park. Each suite has a private entrance, bathrooms and HVAC system, plus convenient and ample parking.



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**10,700 SF**

Hand-drawn floor plan of a dormitory room. The plan includes several rooms and a central hallway. Dimensions and furniture are labeled throughout.

- Top Left Room:** Dimensions 15'6" x 10'. Contains a "TRIPLE 2'x6'x10" SHELVE" and a "HOT WATER HTL ABOVE SLOP SINK".
- Top Right Room:** Dimensions 15'4" x 10'. Contains a "TV".
- Middle Section:** A central hallway with three rooms, each containing a "L" (likely a bed or desk). Dimensions are 24' and 24'.
- Bottom Left Room:** Dimensions 10' x 12'. Contains a "TV".
- Bottom Middle Room:** Dimensions 10' x 12'. Contains a "TV".
- Bottom Right Room:** Dimensions 16'6" x 7'6". Contains a "TV".
- Other Features:** Numerous circles (possibly doors or windows) and triangles (possibly corners or structural elements) are marked throughout the plan.

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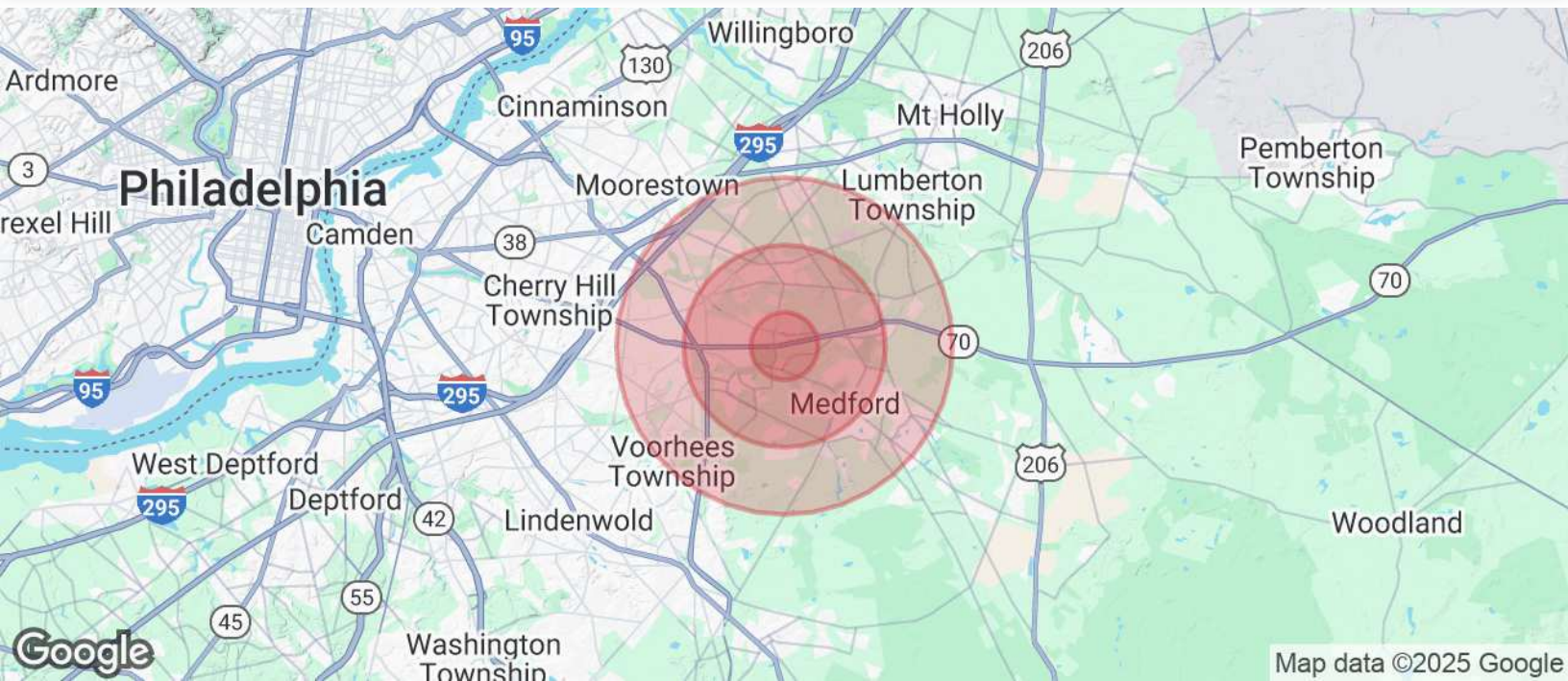
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,414	52,590	129,248
Average Age	43	44	44
Average Age (Male)	42	42	42
Average Age (Female)	43	45	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,037	20,869	51,094
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$143,941	\$159,707	\$167,523
Average House Value	\$428,711	\$447,239	\$452,095

\* Demographic data derived from 2020 ACS - US Census

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