



DISTINCTIVE BUILDING FOR SALE OR LEASE IN A FEDERAL OPPORTUNITY ZONE

THE CAMDEN LIBRARY

📍 418 FEDERAL STREET, CAMDEN, NJ 08103

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www.VantageRES.com

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OFFERING SUMMARY

 **BUILDING SIZE**
+/- 28,839 SF

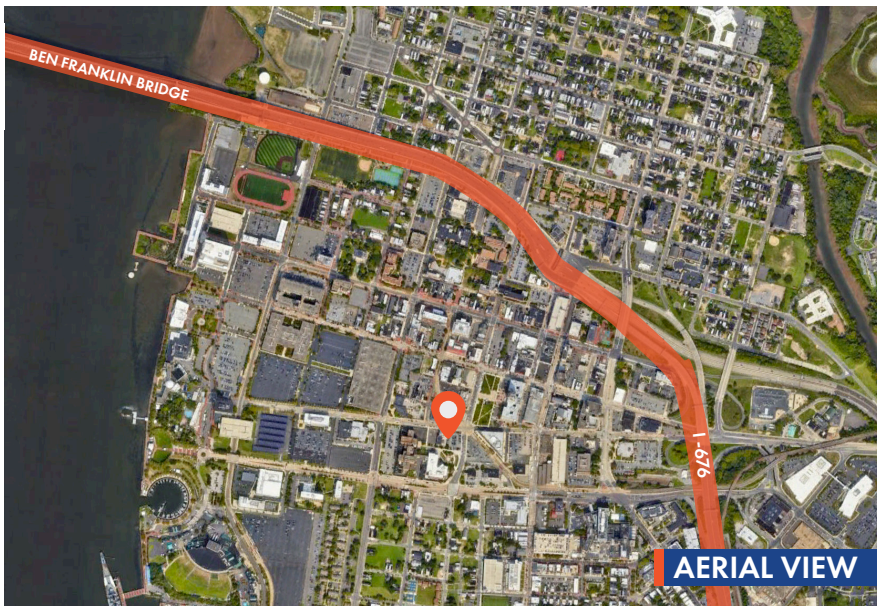
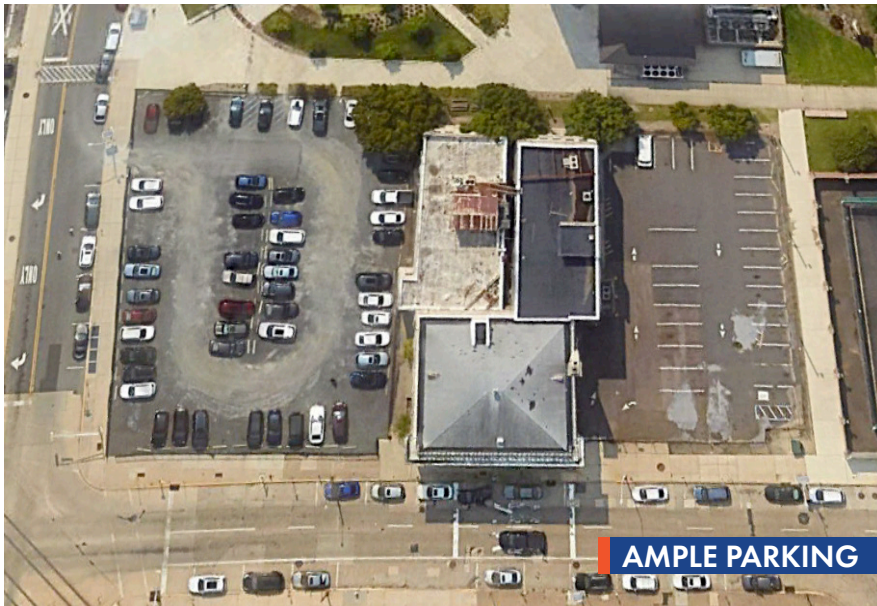
 **ASKING SALE PRICE**
Call for details

 **PARKING**
Onsite

 **ASKING LEASE RATE**
Call for details

AREA HIGHLIGHTS

- ✓ Historical & New Market tax credits available with purchase
- ✓ Adaptable space suitable for various purposes, including senior care, medical facilities, educational institutions, pharmaceutical companies, restaurants, and conventional office configurations
- ✓ Remarkable ceiling heights ranging from 22 to 26 feet, providing limitless possibilities for creative design
- ✓ Conveniently located adjacent to City Hall and Rutgers Nursing School, with easy access to the Federal & State Court Buildings and the Camden Aquarium and the Camden Waterfront
- ✓ Strategically positioned within the Med's & Ed's Corridor in the Camden Business District, falling within the boundaries of a Federal Opportunity Zone
- ✓ Skyline views of Philadelphia & Camden



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TAX CREDIT INFORMATION

Federal Historical State Secured - State Historical & NMTC Tax Credits Available

- Federal Historical tax credits from the government, transfer with the sale of building. Both State Historical and NMTC are also available for this property
- Federal Historic Tax Credits transfer with the sale of the building and is 20% of the Qualified Development Costs
- New Jersey State Historical Tax Credits must be applied for and then granted by the NJEDA and is 35% of the Qualified Development Costs
- New Market Tax Credits are also available for this property, they also must be applied for and granted

New Market Tax Credits

- Includes both the building purchase price and project value
- This package includes a redevelopment agreement with the city
- The buyer must meet the city's qualifications as a developer to gain approval
- Greater job creation and community support can result in additional funding through New Market Tax Credits

Recent Real Estate Tax Reduction from **\$44k** → **\$27k**



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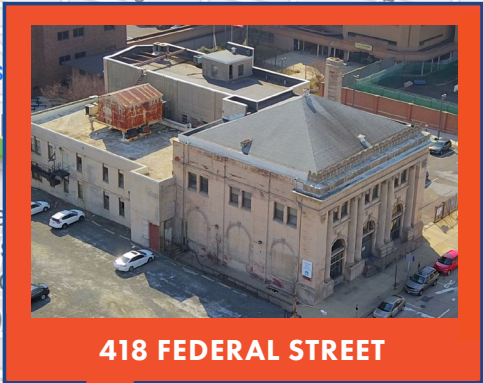
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NEARBY AMENITIES



RUTGERS
UNIVERSITY | CAMDEN



418 FEDERAL STREET



BB&T
PAVILION



CHASE DUNKIN'

Cooper
University Health Care

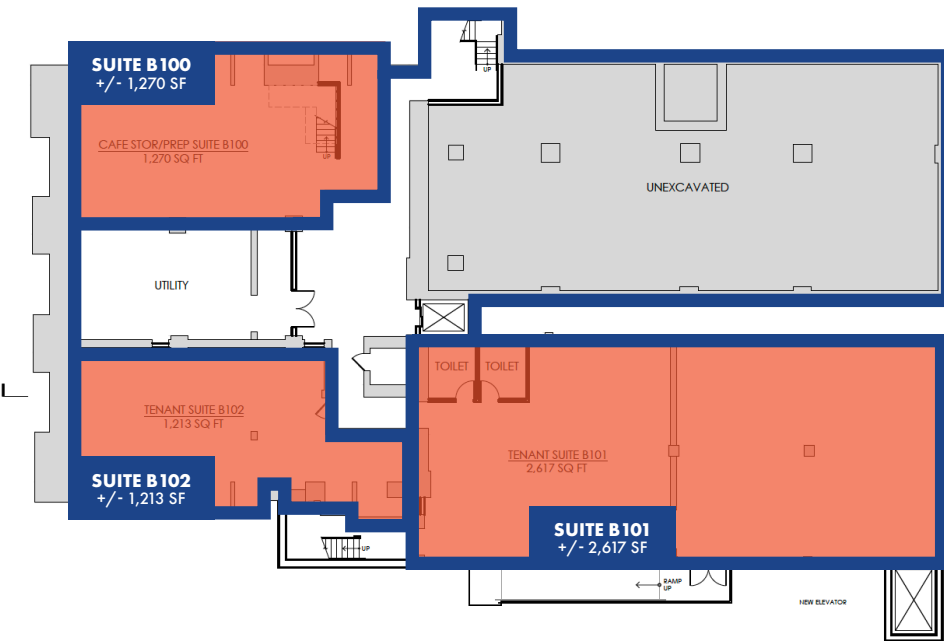


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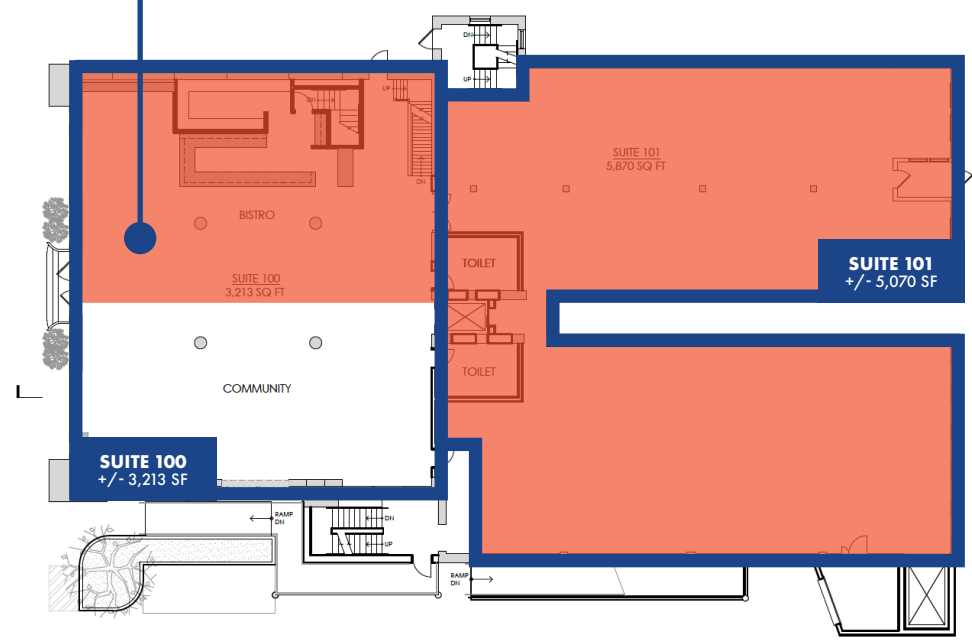
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CONCEPTUAL PLANS

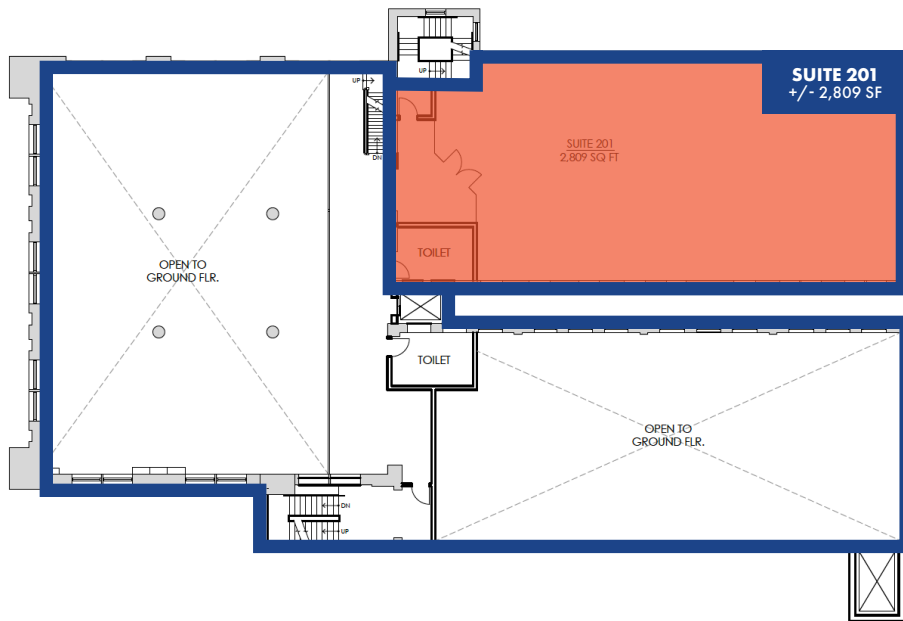


LOWER LEVEL

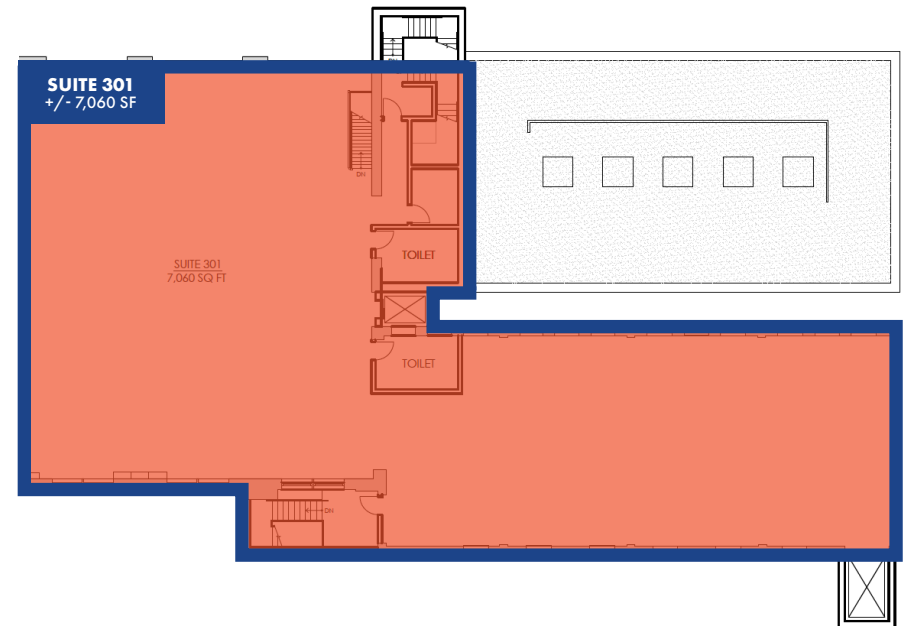


FIRST FLOOR

CONCEPTUAL PLANS



SECOND FLOOR



THIRD FLOOR