



## Medical/Office Space for Sale or Lease

1395 Route 23 South Unit 4

BUTLER, NJ 07405

**Available Space:** +/-1,500 SF

**Sale Price:** \$295,000

**Lease Rate:** \$22.00 PSF NNN

**Location:** Directly on Route 23 immediately after Fuda Tile

**Features:**

- Beautifully appointed, turn key medical space located on highly trafficked Route 23 South in Butler
- Unit consists of waiting room, large reception administration office, three exam rooms with sinks, two consultation rooms, one lab, a kitchenette and 2-1/2 bathrooms
- Separate entrance door for staff
- Move in and set up practice immediately

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**Cynthia La Terra**

*Vice President*

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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

# 1395 Route 23 South

## Photos



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## Key Facts

