

1236 BRACE ROAD, SUITE B

CHERRY HILL, NEW JERSEY

PRICE
REDUCED



3,200 +/- SF

AVAILABLE FOR SALE

EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY



CINDY WEINER
CWEINER@FLYNNCO.COM
215-561-6565 X 129

The
Flynn
Company

- Upgraded suite with vaulted atrium ceiling and nicely appointed bathroom.
- Second floor set up for possible rental.
- Finished kitchen
- Will accommodate various professional uses
- Located directly on Brace Road, in close proximity to I-295, Rt. 70 and Rt. 73.
- Only minutes to all Philadelphia Bridges
- Plenty of parking.
- Condo Fees: Estimated \$646/month
- Taxes: \$11,963.50 Estimated
- Sale Price - ~~\$325,000~~ \$299,900

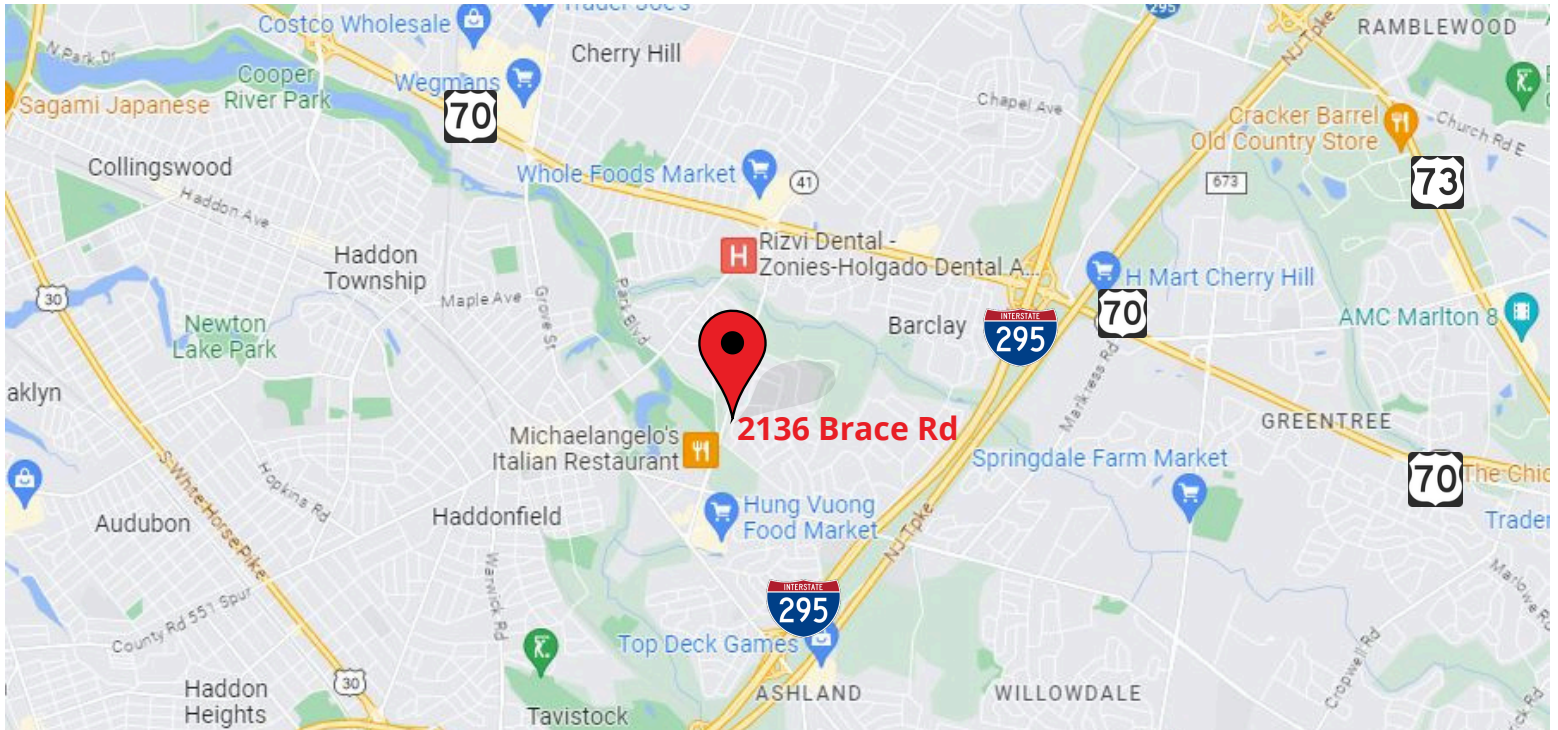
DEMOGRAPHICS

	2 Miles	5 Miles
Population 2024	44,048	312,935
Households 2024	17,023	123,265
Avg Household Income 2024	\$141,114	\$113,275
Traffic Count	14,452	

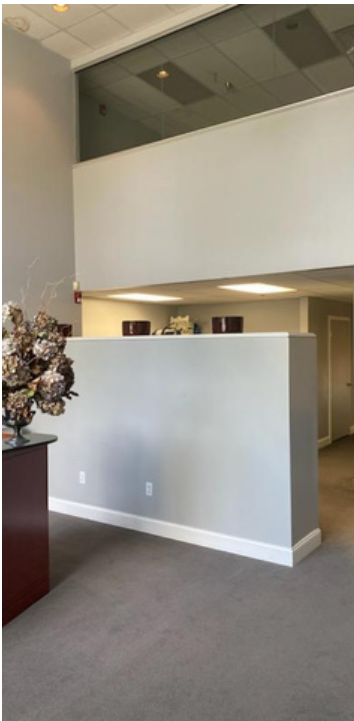
THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

LOCATION



PROPERTY PHOTOS



**FOR MORE
INFORMATION**

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