



44 Tanner Street | Haddonfield, New Jersey

COMMERCIAL

Beautiful brick professional office space. Approximately 4,000 square feet. Parking for thirteen cars on private lot. Very convenient location in downtown Haddonfield. Two blocks to PATCO Speedline station.



GARY VERMAAT


Broker Associate

c. 609.238.3438 o. 856.428.5150

gary.vermaat@sothebysrealty.com



90 Tanner Street | Haddonfield, NJ 08033 | prominentproperties.com

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Prominent Properties | Sotheby's INTERNATIONAL REALTY

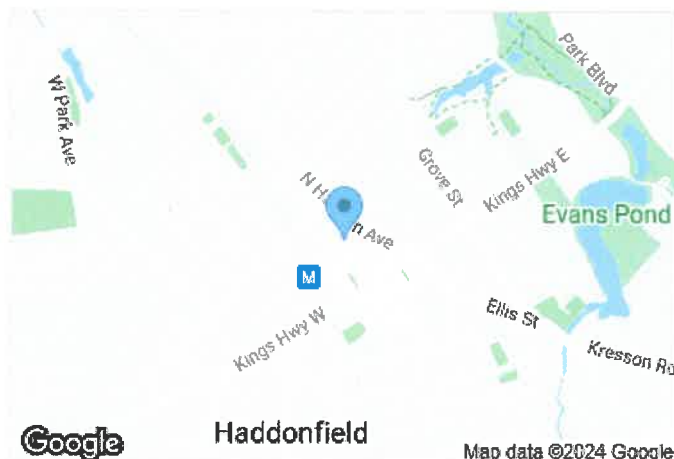
Agent Full

44 Tanner St, Haddonfield, NJ 08033

Active

Commercial Sale

\$1,299,000



Recent Change: **02/06/2024 : New Active : ->ACT**

MLS #: NJCD2062290
Tax ID #: 17-00118-00003 01
Ownership Interest: Fee Simple
Unit Entry Floor: 1
Sub Type: Office
Waterfront: No
Views: Street

Available SqFt: 4,000.00
Price / Sq Ft: 312.26
Business Use: Medical, Professional
Year Built: 1950
Property Condition: Very Good

Location

County: Camden, NJ
MLS Area: Haddonfield Boro - Camden County (20417)

School District: [Haddonfield Borough Public Schools](#)
High School: Haddonfield Memorial H.S.
Middle/Junior School: Middle M.S.
Elementary School: Elizabeth Haddon E.S.

Association / Community Info

Property Manager: No

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$25,304 / 2022
County Tax: Annually
City/Town Tax: Annually
Clean Green Assess: No

Tax Assessed Value: \$800,000 / 2022
Imprv. Assessed Value: \$435,000
Land Assessed Value: \$365,000
Land Use Code: 0
Block/Lot: 00118 / 00003 01

Zoning: CBD

Commercial Sale Information

Business Type: Medical, Professional
Possible Use: Financial, Medical/Dental, Office
Property Use: Owner User

Potential Tenancy: Multiple
Building Total SQFT: 4,160 / Estimated

Building Info

Building Level Count: 2
Building Total SQFT: 4,160 / Estimated
Foundation Details: Block

Construction Materials: Brick
Flooring Type: Fully Carpeted
Roof: Architectural Shingle, Pitched
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.17a / 7305sf / Assessor
Views: Street
Fencing Y/N: No
Location Type: Downtown

Lot Size Dimensions: 67.00 x 109.00
Road: Paved / Boro/Township

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces: 13
Total Parking Spaces: 13

Features: Parking Lot, Handicap Parking, Lighted Parking, Paved Parking, Private

Interior Features

Interior Features: Accessibility Features: Mobility Improvements; Carbon Monoxide Detector(s), Fire Detection System, Motion Detectors, Security System; Door Features: Atrium, Double Entry

Utilities

Utilities: Electric Available, Natural Gas Available, Sewer Available, Water Available; Central A/C, Zoned; Cooling Fuel: Electric; Electric Service: 200+ Amp Service, Circuit Breakers; Heating: 90% Forced Air, Zoned; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Cable, Fiber Optic

Remarks

Agent: All showings thru Gary Vermaat the listing Agent
Public: Beautiful Brick Professional Office Space. Approximately 4,000 sq ft. Parking for 13 cars on private lot. Very convenient location in downtown Haddonfield. Two blocks to PATCO Speedline station.

Listing Office

Listing Agent: [Gary R Vermaat](#) (3155201) (Lic# 7871830) (609) 238-3438
Listing Agent Email: gary.vermaat@sothebysrealty.com
Broker of Record: Randy Kative (3353871) [Click for License](#)
Listing Office: (NRKNJ2) (Lic# 7900896)
90 Tanner St, Haddonfield, NJ 08033-2419
Office Manager: Gary R Vermaat (3155201)
Office Phone: (856) 428-5150

Showing

Appointment Phone: (609) 238-3438
Showing Contact: Agent
Contact Name: Gary R Vermaat Lock Box Type: Call Listing Office, See Remarks
Showing Requirements: 24 Hours Notice, Agent or Owner to be Present, Alarm on Property, Appointment Only
Showing Method: In-Person Only
Directions: Kings Highway to Tanner Street

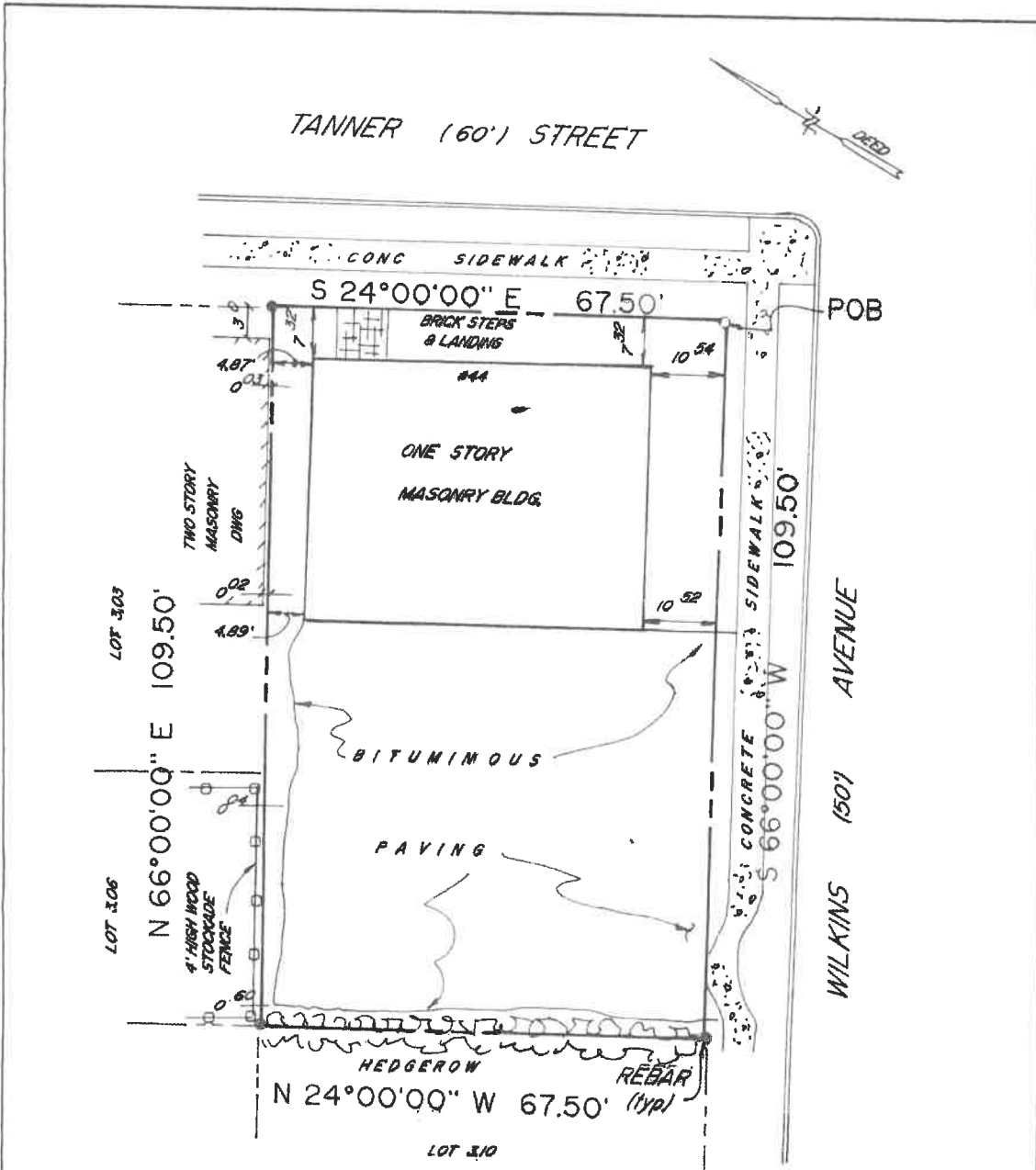
Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](#).
Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: \$0
Compensation Rmks: minus \$150 Dual/Var Comm: No
Transaction Broker: \$0

Listing Details

Original Price:	\$1,299,000	Owner Name:	Owner of Record
Listing Agrmnt Type:	Exclusive Agency	Owner Phone:	(856) 428-5150
Prospects Excluded:	No	DOM / CDOM:	2 / 2
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	No	Lease Considered:	No
Sale Type:	Standard		
Listing Term Begins:	01/16/2024		
Listing Entry Date:	02/06/2024		
Possession:	Negotiable		
Acceptable Financing:	Cash, Conventional		
Other Equipment:	See Remarks		





NOTES
 SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

To:

PETER M. RHODES, ESQ.

SURETY TITLE CORPORATION

FREDERICK W. & JANICE DUNHOUR and any

Insurer of title relying hereon and any party in interest.
 " In consideration of the fee paid for making this survey,
 I hereby certify to its accuracy (except such easements,
 if any that may be below the surface of the lands or on
 the surface and not visible) as an inducement for any
 insurer of title to the lands and premises shown hereon"

Joseph J. Feldman

Joseph J. Feldman

N.J. Land Surveyor License No. 27522

Feldman & Associates

Land Surveyors

20 Point Breeze Ave.

Clementon, N.J. 08021

(856) 783-0379

SURVEY OF PREMISES

for

LOT 301 BLOCK 118

situate

BOROUGH OF HADDONFIELD

CAMDEN COUNTY

NEW JERSEY

Date

2-6-08

Scale

1"=20'

Drawn By

nalasha

Job No.

PRATTNER