

Providence Professional Park at English Creek

Egg Harbor Township, New Jersey



\$1,399,000	3,174 SF	APPROX. 6%
ASKING PRICE	LEASED DENTAL OFFICE	CAP RATE

Investment Overview

Excellent opportunity to acquire a 3,174 SF income-producing commercial property within Providence Professional Park at English Creek. The property is currently leased and operating as a dental office, providing immediate rental income from an established commercial tenant. Offered at \$1,399,000 with an approximate 6% capitalization rate, this property presents an attractive opportunity for an investor seeking a stabilized professional/medical office asset.

PROPERTY HIGHLIGHTS

- Existing lease in place with immediate rental income
- Currently operating as a dental office
- Approximate 6% cap rate
- Professional medical/office setting
- Prominent signage and attractive brick-and-stone exterior
- Ample surface parking
- Established English Creek commercial corridor

PROPERTY & LOCATION

Established Professional & Medical Setting



PROPERTY

3,174 SF commercial suite
Currently used as a dental office
Existing lease in place
Central heating and air conditioning
Professional signage
Ample surface parking

LOCATION

Providence Professional Park at English Creek
Egg Harbor Township, NJ
Surrounded by medical, professional, retail and service uses
Convenient to AtlantiCare facilities, Home Depot, Lowe's and major area roadways

Investment Opportunity

A turnkey opportunity to acquire a leased medical/professional office investment in an established Egg Harbor Township business location. The combination of existing income, professional tenancy, strong surrounding commercial activity and a well-maintained setting makes this property a compelling addition to an investment portfolio.

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Additional professional interior and exterior photos coming soon. Information is deemed reliable but should be independently verified. Cap rate is approximate.