

# Commercial - MEDFORD, NJ



## 13 Tomlinson Mill Road, Medford, NJ, 08055

Offered at \$419,000

A very rare opportunity to own a stunning professional commercial office/retail building. It's strategically located on one of the heavily traveled roads in Medford / Marlton. This unique property offers many options, such as a commercial investment property, professional or medical move in office space, and many others. At present the building consists of 11+ rooms, the front portion is set up as a salon, and back area is used for a photo studio....but, the whole building is available. There are double sided beautifully exterior doors that lead to a closed in tile foyer, which leads to the salon. It is handicapped accessible with a spacious fully equipped kitchenette (Refrigerator, Gas Stove/Oven, Microwave, and Dishwasher). The utility room area has a newer washer & dryer. Recently, the owners have upgraded the bathrooms, laminate hardwood floors throughout, outside siding, new sump pump, new heater and air conditioner, front door, and new electrical panels. It also has a great double sided lit signage area. It has four exterior receptacles, and two external hose bibs. Most important, it can be used a variety of uses such as medical exam rooms, office spaces, or many other professional disciplines. The property has natural daylight in many of the rooms. It has 4 very nice restrooms. The existing unfinished attic has eight foot of height. There are five entry doors. The mechanical system consists of 2 zone gas hot water baseboard heat and 2 zone central air conditioning. The crawl space is 50% cemented or more. Obviously, one could add an additional 2,500 square feet as a second floor....should one desire to do so. The first floor is presently estimated at 2300 Square Feet. It is located within 1/2 mile of Kings Grant and Barton Run Communities, where there are many high end housing developments, townhomes, condos, etc. In addition to medical and professional office uses the zoning allows for such other uses as second floor residential flats, educational uses such as personal finance, music training, tutoring, college preparation, day care, food service establishments such as restaurants, deli's, coffee shop, bagel shop, bakery, catering, fast food and various other uses as allowed in the community commercial zone. It's accessible by I-295, & Routes 38, 206, 73, 70, PA & NJ Turnpikes, & the Atlantic City Expressway and, close proximity to center Philadelphia and Shore points. Within close proximity to the high end Promenade Shopping center, and minutes away from the Cherry Hill & Moorestown Malls, the Market Place at Garden State, and Centerton Square/Moorestown. It's approximately 30 minutes to center Philadelphia, about an hours drive to the Jersey Beaches, and 1 3/4 hours to New York City, not to mention that it's centrally located in the Tri State area. A short drive to the Ben Franklin, Walt Whitman, Tacony-Palmyra Bridge or Burlington/Bristol Bridge connecting with I-95 & Bucks County. Easily accessible to the Philadelphia International Airport and Atlantic City's Int'l Airport. This will not last long.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.46 acre (lot size)

Built: 1978



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