

# Commercial - MOUNT LAUREL, NJ



## 3201 Route 38, Mount Laurel, NJ, 08054

Offered at \$1,150,000

Rare opportunity to own an 8 Suite Professional Office Building on Route 38, in Mt. Laurel. It's strategically positioned next to the Larchmont Shopping Center, just past the traffic light with a very busy highway exposure, high visibility... and, easy access. There are 8 units, each with one restroom, of which five office suites are presently leased. This building has a full basement, with each suite having basement storage space. The condition of the overall building is above average. Everything in this complex meets or exceeds code. Each unit is independently metered. Each tenant pays for their own electric, cable and for a percentage of water and sewer. Presently an excellent opportunity to own, occupy or invest. Provides great visibility for signage. The location is a very short distance to many surrounding amenities such as the Centerton Square Shopping Center, Promenade Shopping Center, Cherry Hill & Moorestown Malls, many famous Restaurants, High End Shops, and close proximity to Center Philadelphia & Shore Points. Easy access and short distances to Route 70, 73, 38, & 206, Interstate 295, NJ Turnpike & Atlantic City Expressway.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
1.02 acre (lot size)
Built: 1987



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