



## 1401 Chapel Avenue

Cherry Hill, NJ 08002

### OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate:	Negotiable
Building Size:	4,180 SF
Price / SF:	\$238.04
Year Built:	1950
Real Estate Taxes (2020)	\$9,905

### Property Overview

Owner/user occupied 4180+/- SF one-story free standing office building located at the corner of Chapel Avenue and Hollywood Avenue.

Block 128.02/Lot 3  
 15+ car off street parking  
 Reception area with administration room  
 12 private offices  
 Conference room  
 Two restrooms  
 Open processing area  
 Zoned B2 - Highway Business  
 86+/- feet of Frontage on Chapel Avenue, 200+/- feet of frontage along Hollywood Avenue  
 Dual zone gas warm air with new roof top central air

### Location Overview

Located just west of Route 38 at the corner of Chapel and Hollywood Avenues. Easy access to Ben Franklin Bridge, Betsy Ross Bridge and Tacony Palmyra Bridges to Philadelphia.

### Principal Permitted Uses

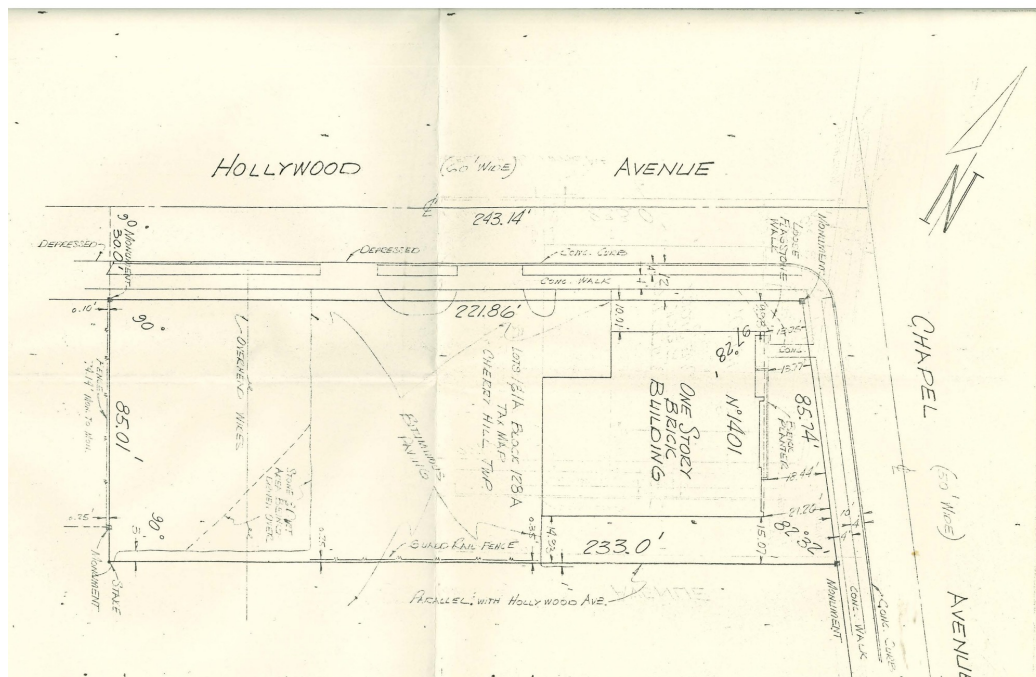
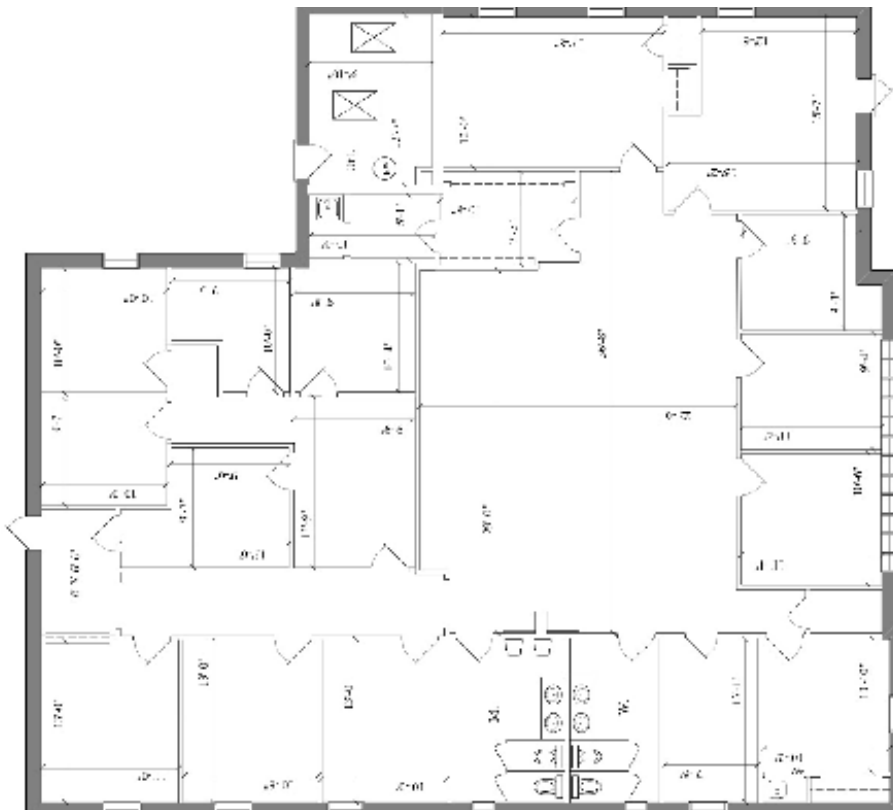
- Child care
- Eating and drinking establishments
- Assisted living or long term care facility
- Office - medical, professional, governmental, other



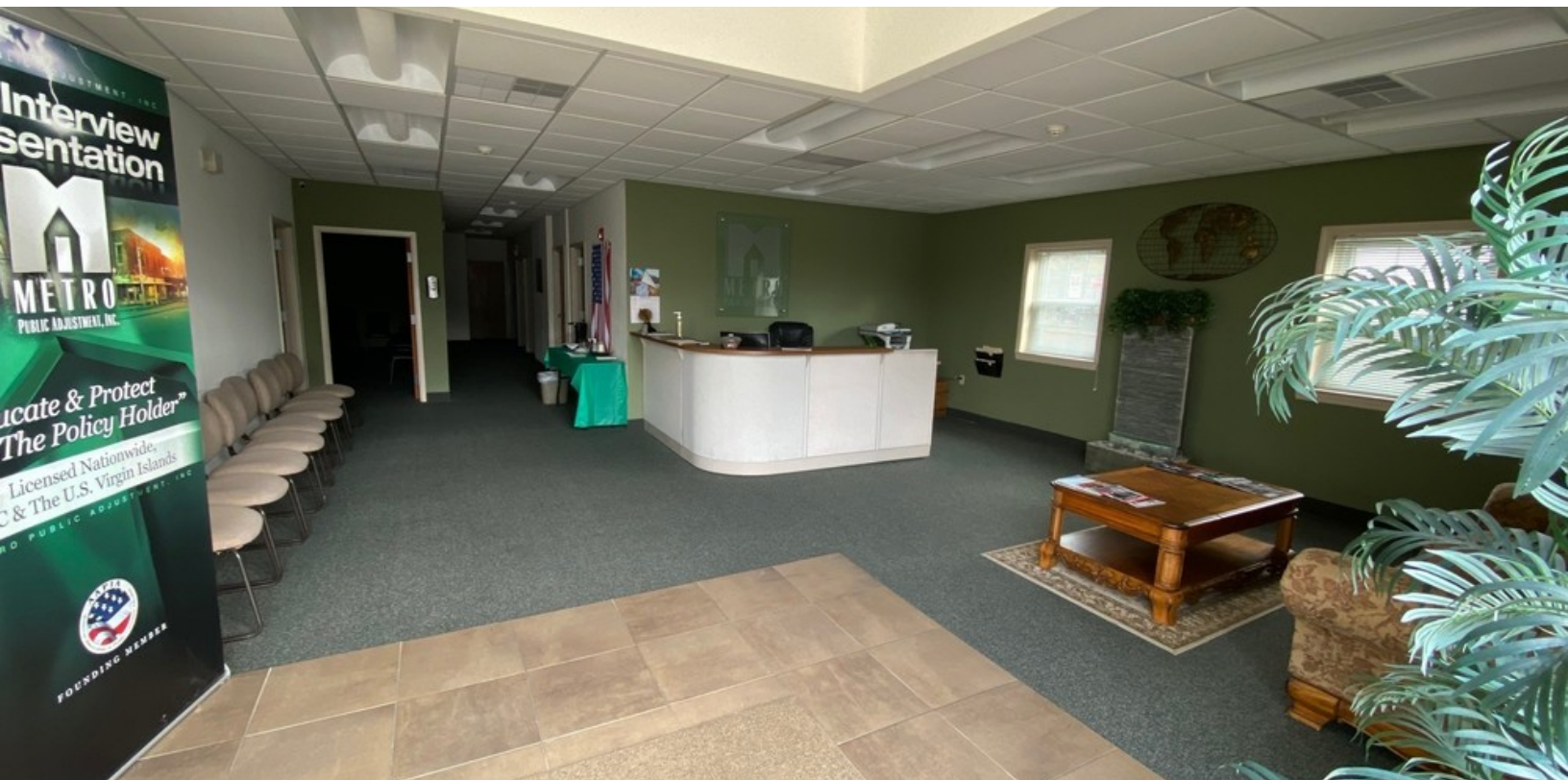
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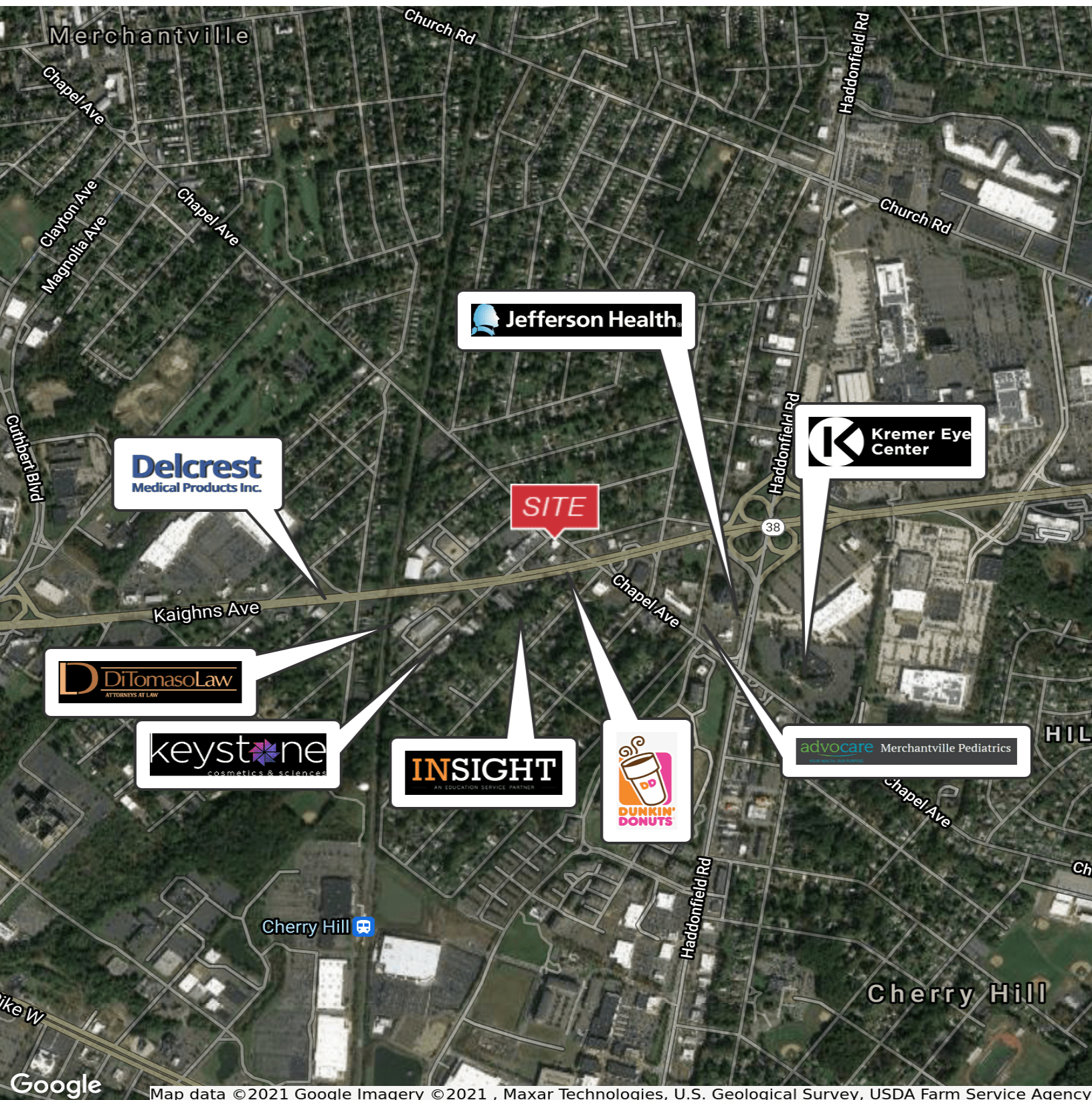


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