



1602 47  
 Rio Grande, NJ 08242

Asking \$1,716.00



### COMMENTS

Welcome to a prime commercial rental opportunity nestled in the heart of a thriving business hub! This 1,270 square feet space is strategically situated in an established building between the renowned Philly Pretzel Company and State Farm Insurance, guaranteeing a high-visibility location for your business. The landlord is committed to providing a hassle-free transition for tenants by delivering a warm white box, allowing you to customize the space to meet your specific business needs. With the option to choose between carpet or vinyl flooring, you have the flexibility to create an inviting atmosphere that resonates with your brand. Priced at \$20 per square foot plus utilities, this commercial gem offers excellent value. The lease includes CAM (Common Area Maintenance), ensuring that your operational costs are transparent and predictable. The space is equipped with natural gas forced air heat, guaranteeing efficient and reliable warmth during colder seasons. Central air conditioning is also in place, ensuring a comfortable environment year-round for both customers and employees. Parking is a breeze with over 10 dedicated spots available in the adjacent lot, providing convenience for both staff and clientele. Don't miss this opportunity to secure a prime commercial space in a bustling location. Elevate your business to new heights with this versatile rental – a canvas awaiting your unique touch!

### PROPERTY DETAILS

Exterior Block	ParkingGarage 11 Or More Spaces	InteriorFeatures Restroom Smoke/Fire Alarm Storage	Heating Gas Natural Forced Air
Cooling Central Conditioning	HotWater Air Electric	Water City	

