



DISTINCTIVE BUILDING FOR SALE IN A FEDERAL OPPORTUNITY ZONE

## THE CAMDEN LIBRARY

📍 418 FEDERAL STREET, CAMDEN, NJ 08103

856.797.1919

[www.VantageRES.com](http://www.VantageRES.com)

1873 Marlton Pike East, Suite 1C, Cherry Hill, NJ 08003

**Leor Hemo**

President & Chief Executive

856.797.1919 x100  
215.514.1750

[Leor.Hemo@VantageRES.com](mailto:Leor.Hemo@VantageRES.com)

**Ma'or Hemo**

Sales Associate

856.797.1919 x102  
215.514.1899

[Maor.Hemo@VantageRES.com](mailto:Maor.Hemo@VantageRES.com)

**Jonathan Miller**

Sales Associate

856.797.1919 x701  
425.515.3903

[Jonathan.Miller@VantageRES.com](mailto:Jonathan.Miller@VantageRES.com)

# OFFERING SUMMARY

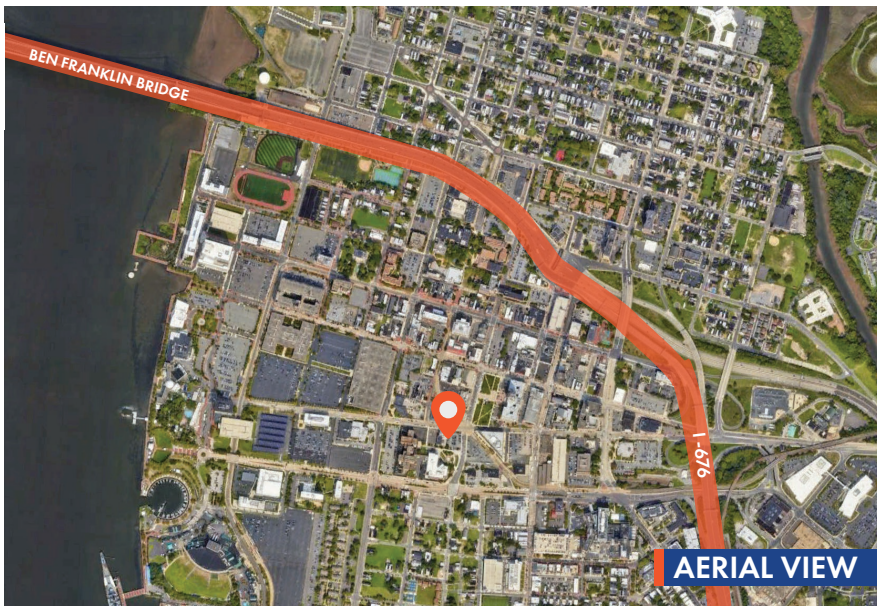
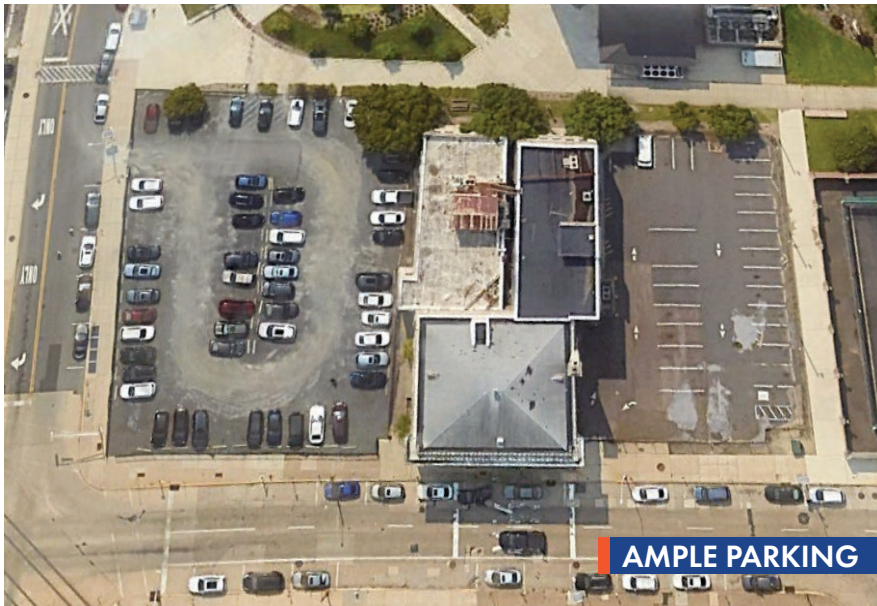
 **BUILDING SIZE**  
+/- 28,839 SF

 **ASKING SALE PRICE**  
\$1,900,000

 **PARKING**  
Onsite

## AREA HIGHLIGHTS

- ✓ Historical & New Market tax credits available with purchase
- ✓ Adaptable space suitable for various purposes, including senior care, medical facilities, educational institutions, pharmaceutical companies, restaurants, and conventional office configurations
- ✓ Remarkable ceiling heights ranging from 22 to 26 feet, providing limitless possibilities for creative design
- ✓ Conveniently located adjacent to City Hall and Rutgers Nursing School, with easy access to the Federal & State Court Buildings and the Camden Aquarium and the Camden Waterfront
- ✓ Strategically positioned within the Med's & Ed's Corridor in the Camden Business District, falling within the boundaries of a Federal Opportunity Zone
- ✓ Skyline views of Philadelphia & Camden



# TAX CREDIT INFORMATION

## Federal Historical State Secured - State Historical & NMTC Tax Credits Available

- Federal Historical tax credits from the government, transfer with the sale of building. Both State Historical and NMTC are also available for this property
- Federal Historic Tax Credits transfer with the sale of the building and is 20% of the Qualified Development Costs
- New Jersey State Historical Tax Credits must be applied for and then granted by the NJEDA and is 35% of the Qualified Development Costs
- New Market Tax Credits are also available for this property, they also must be applied for and granted

## New Market Tax Credits

- Includes both the building purchase price and project value
- This package includes a redevelopment agreement with the city
- The buyer must meet the city's qualifications as a developer to gain approval
- Greater job creation and community support can result in additional funding through New Market Tax Credits

Recent Real Estate Tax Reduction from **\$44k** → **\$27k**



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# NEARBY AMENITIES



**RUTGERS**  
UNIVERSITY | CAMDEN

**418 FEDERAL STREET**

**ADVENTURE AQUARIUM**  
EXPLORE LIFE UNDERWATER

**RIVER LINE**

**BB&T PAVILION**

**PATCO**

**CHASE DUNKIN'**

**Cooper**  
University Health Care

**SUBARU**

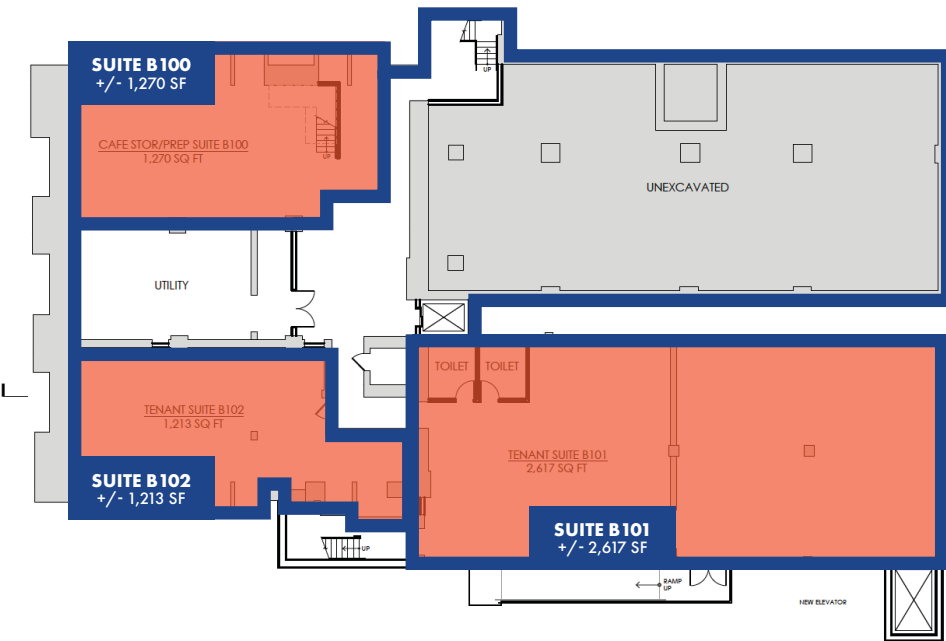
**Vantage**  
commercial

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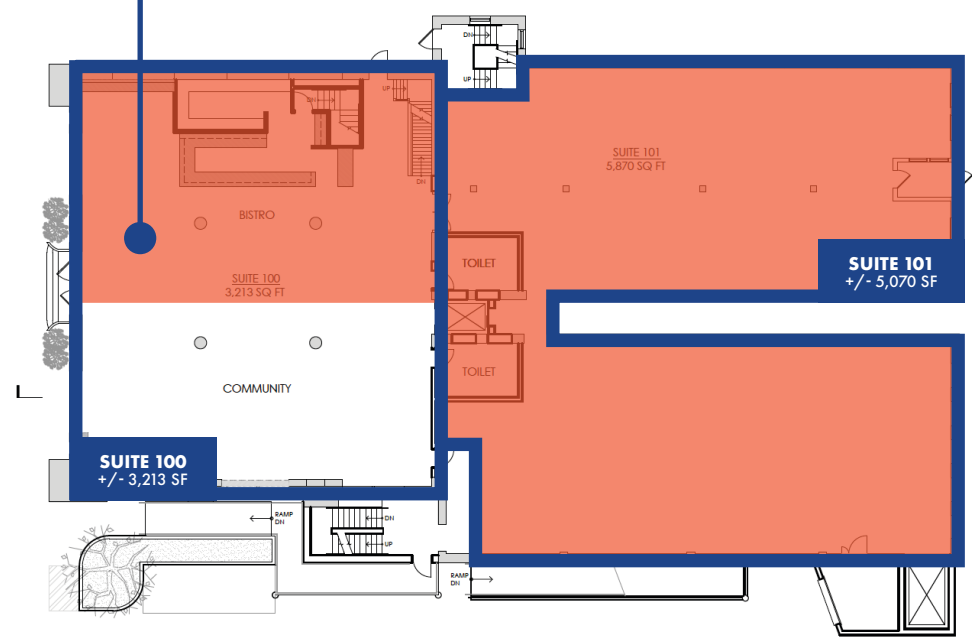
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# CONCEPTUAL PLANS

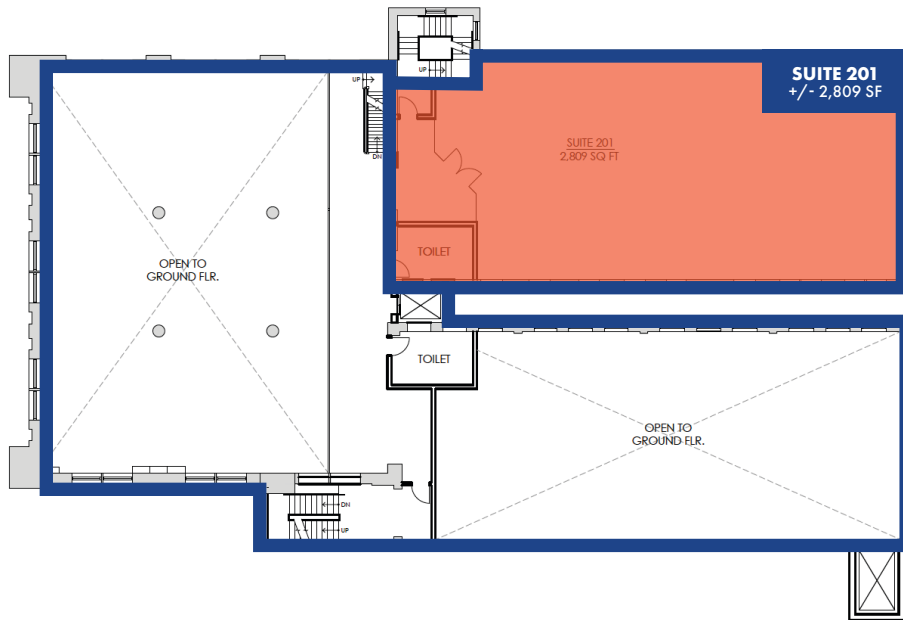


## LOWER LEVEL

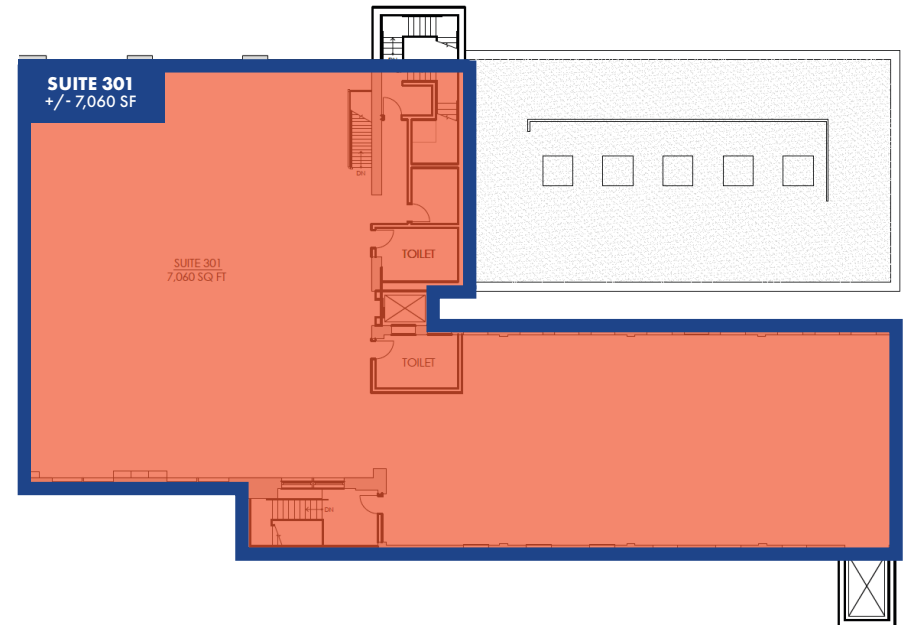


## FIRST FLOOR

# CONCEPTUAL PLANS



## SECOND FLOOR



## THIRD FLOOR