



# Retail Arts District Building For Sale or Lease

113 N High St. Millville, NJ

Sale Price: \$170,000

Lease Price: \$3,500 Monthly (Year 1)  
Modified Gross

Building Size: 5,817 sq. ft.

Lot Size: .16 Acres

Zoning: Commercial

Taxes (2016): \$4,525  
Key Facts:

- Heart of Millville Arts District
- Investment and/or owner user
- Sprinklered Masonry Building
- Gas Heat/City Water & Sewer
- Potential Access to Liquor License
- One half block away from Levoy Theatre
- Adjacent to Municipal Parking Lots
- Strategic location with high visibility
- Close accessibility to Major Highways



**Price Reduction!** This is a unique opportunity to be part of the revitalization movement of the downtown Millville Arts District. Capture the feel of the small town atmosphere as you convert this 5,800sf masonry building with its restored original façade and panoramic showroom window display into a unique setting for a retail store or themed restaurant\*. This site will place you in the heart of the “must see, must do” Arts and Entertainment destination. One half block away is the recently renovated Historical Levoy Theatre which has become a major draw and is leading the Arts District resurgence. Situated 1 ½ miles from Rt. 55 and within a 30 mile radius of the Southern NJ/Philadelphia marketplace.

\* Potential of a currently available liquor license under separate purchase.

## Eagle Commercial Real Estate

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