



Development Opportunity

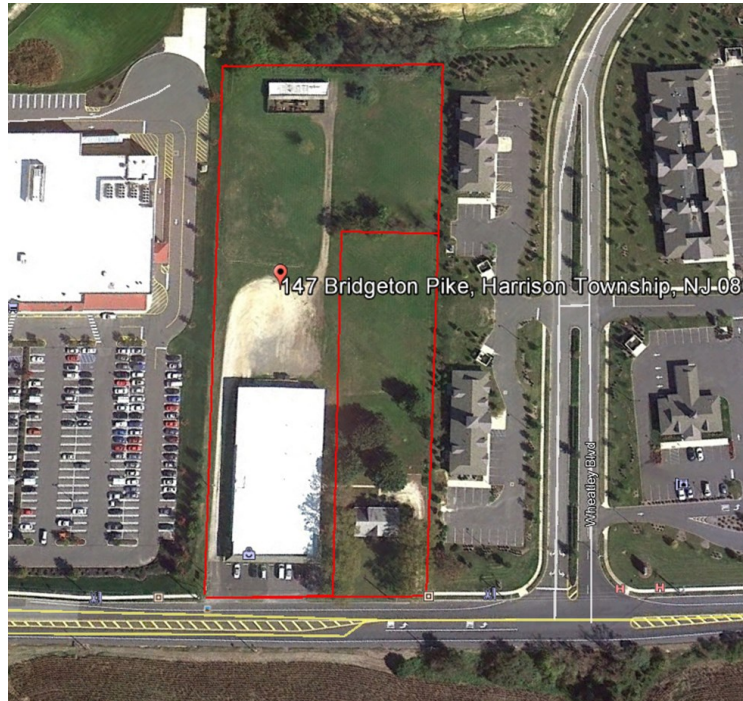
147-149 Bridgeton Pike Mullica Hill, NJ
Gloucester County

Price: \$1,950,000

Key Facts:

- Four Acres Total
- Zoned C-4 (Flexible Commercial)
- 20,000 SF Office/Retail/Warehouse Building on three acres
- 2,800 SF Residential on one acre
- City Sewer on site/City Water available
- Centrally located between Rt295./NJ TPK & Rt 55

Real Estate Taxes (2015): \$43,378



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Commercial Development Opportunity - A Four acre parcel is available for purchase in Southern New Jersey's growing marketplace of Mullica Hill, Gloucester County. This prime location offers 265+-feet of road frontage on heavily traveled Bridgeton Pike (Rt. 77) and is situated between two highly utilized shopping centers. This parcel is zoned C-4 Flexible Commercial which allows for multiple uses including Pad Site Development, Shopping Centers, Retail, Convenience Store, Restaurant, Fast-Food, Theatre, etc. as well as most businesses that serve the existing community.

Site presently contains a 20,000 Sf Office/Retail/Warehouse building and a 2,800 SF Residential structure. Centrally located offering major highway accessibility, just 3 ½ miles to NJ Turnpike and Route 55 as well as within a 15 mile radius of Pennsylvania and Delaware Bridges.

