



Classic Auto Shop For Sale

52 Harding Highway, Upper Pittsgrove Twp., NJ

Sale Price: \$375,000

Building Size: 3,500 +- SF

Lot Size: 1.32 Acres

Zoning: Commercial

Taxes (2016): \$3,201

Key Facts:

- Multi-Bay Shop Space
- Front Retail Space with Office
- Video Security System
- Standard Security System
- High Pressure Airlines
- Multiple Wired Telephone Lines
- Comcast High Speed Internet (CAT 5)
- Newly Paved Parking Lot
- High Visibility on heavily traveled Rt 40
- Close accessibility (1 Mile) to Rt 55



This unique classic auto /repair shop is available for sale; perfect for the owner or user who would like to work on their own cars, store them, open a retail store, antique auto museum or car collector clubhouse. The utilization possibilities are endless and no detail has been left out. This 3,500+- SF building sits on 1.32 acres which is ideal for car shows or could be utilized as a specialty used car lot. This property is situated in the heart of Southern NJ on heavily traveled Route 40, which boasts traffic counts of approximately 9,000 cars daily, increasing during the summer months. Amenities include multi- bay shop space, front retail space with an office, natural gas heat, video security system, standard security system, Comcast high speed business internet (Cat 5), Comcast multiple wired telephone lines, stereo system piped throughout, high pressure airlines and newly paved parking lot. This is an ideal location in a fast growing community with plans for a residential subdivision, strip mall and restaurant less than a ½ mile away. Located in Upper Pittsgrove Township, Salem County within minutes of Rt. 55 and less than 30 miles from Philadelphia and Atlantic City.

**This property will be shown by appointment only to prequalified Buyers

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For More Information:

<http://eaglecommercialre.com/property/classicautoshop105/>

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