

Sale Price: \$225,000

Building Size: 2,400 SF

Lot Size: .25+- Acres

Real Estate Taxes (2016): \$5,965

Key Facts:

- 400 Sf Office
- 1/4 Acre Lot
- Fenced/Gated Storage Yard
- High Traffic Counts
- Centralized Location
- Ideal location for a small business to serve surrounding communities
- Easy access to Routes 55, 40 & AC Expressway

## Eagle Commercial Real Estate

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## Highway Commercial For Sale

110 S Harding Hwy, Landisville, NJ



This is a great location for the small business owner to operate your business from a 2,400 SF Industrial Building offering 400 SF of office space. In addition, this location offers a second-floor office area. The site is located on almost a quarter of an acre with a fenced in yard for added security for vehicle or equipment storage. The high traffic counts on heavily travelled Rt. 40 in Buena Boro, NJ offers tremendous exposure and visibility. The centralized location allows for easy access to Route 55 to Philadelphia, Rt. 40 to the Delaware Memorial Bridge or the AC Expressway making it an ideal location to conduct business throughout the Atlantic, Cumberland & Gloucester County region.



All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions