



# Retail/Land for Sale/Lease

502-516 Mantua Ave Woodbury, NJ

Sale Price: \$625,000

Lease Price: \$4,500 per month NNN

Building Size: 1,000 sq. ft.

Lot Size: .65 acre

Zoning: C-2 General Commercial

## Key Facts:

- High Visibility - 190 ft of frontage on busy Rt. 45
- In the heart of the Woodbury Business District
- Located on Dealer Row
- .65 Acres w/1,000 sf building
- Access to Public Utilities

Real Estate Taxes (2010): \$8,008



This unique commercial property is strategically located in the heart of the thriving Woodbury business district. This location which offers excellent access to the neighboring commerce area can be the perfect location for retail, food establishment or vehicle sales. This site is comprised of a 1,000sf building is situated on .65 acre (+-) with 190 feet of frontage on busy Rt.45. The site currently is improved with an existing building that can utilized for an Auto Sales operation with plenty of outside space for vehicle or equipment display. The site contains access to city water, city sewer, electricity, natural gas and telephone service. An adjacent property consisting of an additional .45 acres with a separate parking lot can be leased or purchased as a package contact the listing Broker for more details.

Located on Rt. 45 with easy access to Route 55, Rt. 295, NJ Turnpike and the Walt Whitman Bridge which are just minutes away.

## Eagle Commercial Real Estate

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