



Retail Site for Sale/Lease

717 N. Pearl Street - Bridgeton, NJ

Price: \$795,000

Building Size: 15,300 sq. ft.

Lot Size: 2.3 acres

Zoning: General Commercial

Key Facts:

- Outstanding Location On State Highway 77 (N. Pearl St)
- Great Highway Exposure With 180+ Feet of Frontage
- Two Buildings With 15,200sf of Showroom, Office, Warehouse Space
- 2.3+ Acres With Ample Parking/Storage Space
- Located in the UEZ (Urban Enterprise Zone)
- 13,000 car daily traffic count
- Lease Option Available



Price Reduction - This outstanding site, which was formerly a motorcycle dealership, contains two buildings with a total of 15,300sf of space located on 2.3 acres. Building #1 with a 10,200 sf footprint is comprised of a two story facility with showroom, office, parts & service areas along with a second floor apartment. The building contains a 225 Amp, 3 phase 120/208 amp electrical service, two overhead garage doors first floor heating and air conditioning. Building #2 is a 5,100 sf two story warehouse with a 150 Amp, 3 phase 120/240 amp electrical service, three overhead garage doors with gas fired heating units. With an expansive fenced in yard with ample parking/display area this site can be utilized for multiple uses. Utilities available on site include municipal water and sewer, storm sewer, electrical, gas, cable TV and telephone service.

Located on Highway 77 this site contains 180+ feet of road frontage in the Commercial (C-5) Zone as well as the Urban Enterprise Zone (UEZ). A second site, adjacent to this property, contains an additional 2,400sf facility on 1.17 acre and is available as a package for (\$1,190,000)

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