



# Retail/Automotive for Sale/Lease

500 Mantua Ave. - Woodbury, NJ

Sale Price: \$275,000

Lease Price: \$2,000 per month NNN

Building Size: 1,280 sq. ft.

Lot Size: .45 acre

Zoning: General Commercial

Key Facts:

- Building contains two bays with 10' doors and 14' ceiling heights.
- Strategically Located on Dealer Row
- Ideal for Automotive Related Enterprise
- Maximum Visibility

Real Estate Taxes (2012): \$13,672



This is an opportunity to capitalize on a unique property in one of New Jersey's centrally located commercial properties. This site is comprised of a 1,280sf building located on .17 acre (+-) which is situated on Rt.45. Strategically located in the heart of a thriving business zone which offers excellent access to the neighboring commerce area. The site currently is improved with an existing building that can be utilized for an Auto Repair/Detail operation with plenty of outside space for vehicle or equipment display. The building contains two bays with 10' doors and 14' ceiling heights. The site contains access to city water, city sewer, electricity, natural gas and telephone service. An additional .28 acre parking lot is included and is located behind the Commerce Bank parking lot. This property is For Sale or Lease.

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

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