



# Retail Building for Sale

800 W. Main Street - Millville, NJ

Price: \$299,000

Building Size: 4,340 (+/-) sq. ft.

Lot Size: .46 (+/-) acre

Zoning: General Commercial

## Key Facts:

- One of SJ's fastest growing markets
- Contains a showroom, storage area, and a 7 bay service area
- Located within UEZ zone, which provides potential incentives and financing programs
- Strategic location off of Route 55
- Former repair facility/tire center
- RE Taxes (2013): \$4,507



Dramatic Price Reduction- Former Automotive Repair Facility/Tire Center had been in business 29 years and is located in one of South Jersey's fastest growing markets. The property contains a 4,300 sf full service facility located on a half acre lot (approx) on a very busy State Highway. Building contains an attractive showroom, offices, inventory storage area and a seven bay service area. Price includes real estate only, however inventory and equipment are available at a negotiated price. Located within the UEZ area offering local, county and state incentives as well as EDA financing to qualified buyers.

This is a great investment opportunity to own a strategically located commercial property. It is located just off exits 24 or 26 of Route 55 along the direct route to the newly opened NJ MOTORSPORTS Park.

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