



LEGACY

COMMERCIAL REALTY_{LLC}

Land Lease or Sale



545 US 130 North, East Windsor, NJ 08520

PROPERTY DETAILS:

- ◆ 700 SF Freestanding Building located on .96 AC of land.
- ◆ Underutilized property with upside potential for a 2,500+/- SF Freestanding Drive Through location.
- ◆ Sale Price - \$1,200,000.00
- ◆ Land Lease Rate - \$100,000 / year NNN
- ◆ Located on highly traveled Route 130 near the intersection of route 33 and 130.
- ◆ Ideal for Retail, Medical, Banks, Fast Food with Drive Through, Restaurant, or General Office Professionals.
- ◆ \$19,325.60 (Property Tax 2016)
- ◆ Current Zoning: HC—Highway Commercial (See attached zoning ordinance.)

Seth Katz, Broker of Record

Derin Goodman, Sales Associate

Legacy Commercial Realty, L.L.C.

510 Route 9 N. 2nd Floor - Manalapan, NJ 07726

www.LegacyRealtyNJ.com

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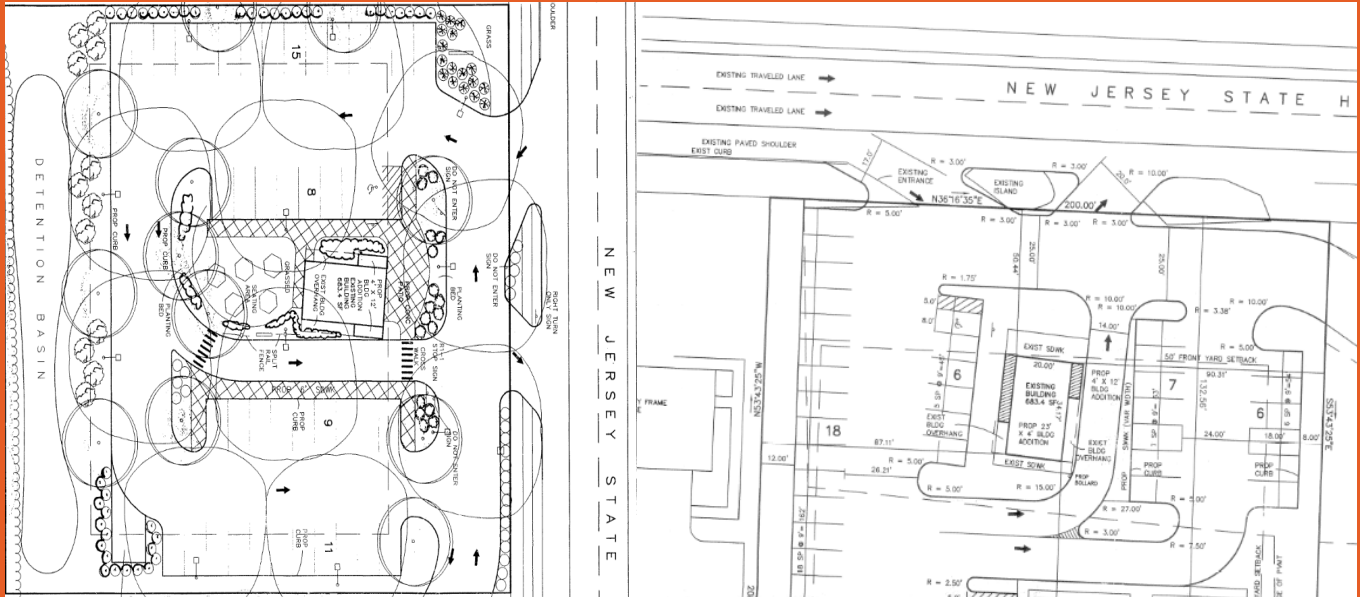
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