



# LEGACY

## COMMERCIAL REALTY<sub>LLC</sub>

### 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 Lese 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](http://www.LegacyRealtyNJ.com)

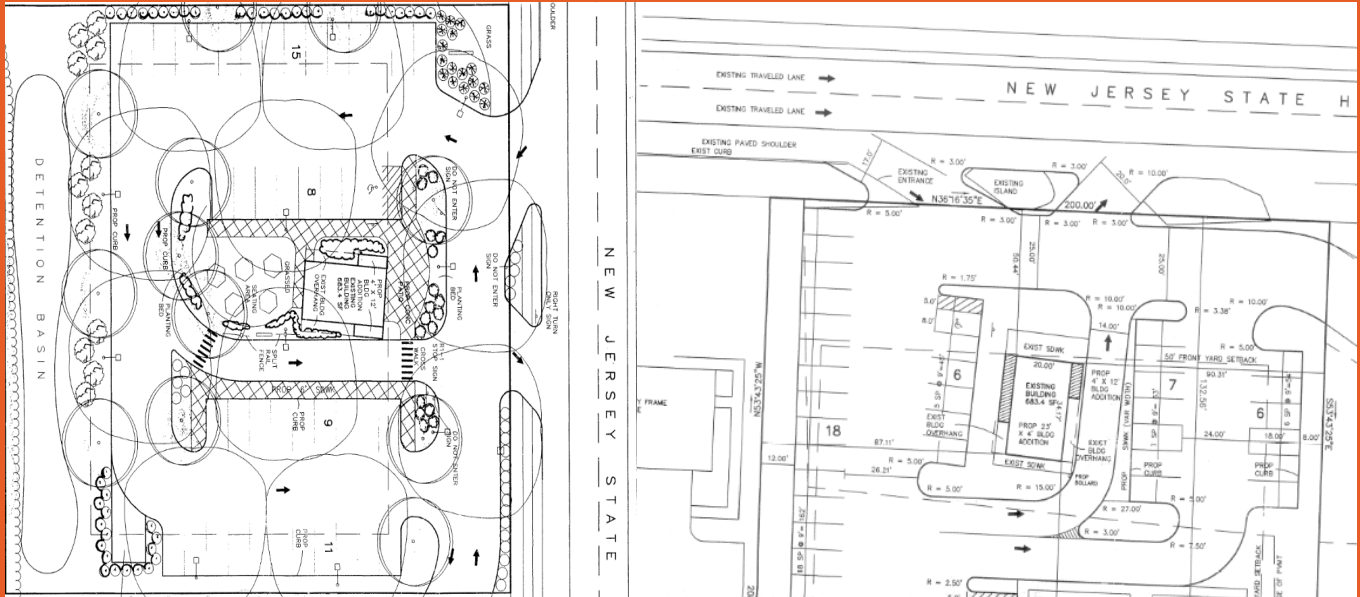
P: 732.333.6380

F: 732.333.6381

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

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