



LEGACY

COMMERCIAL REALTY_{LLC}

Land Available for Sale or Lease



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 larger building footprint.
- ◆ DQ Business is not included in this transaction.
- ◆ Sale Price - \$1,200,000.00
- ◆ Land Lease Rate - \$80,000 / year NNN
- ◆ Build To Suit— Price TBD based on tenant needs.
- ◆ Property Dimensions - 200' ft x 208.56 ft.
- ◆ 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.)
- ◆ Deeded cross access easement for North and South Route 130 Access. (See Attached)

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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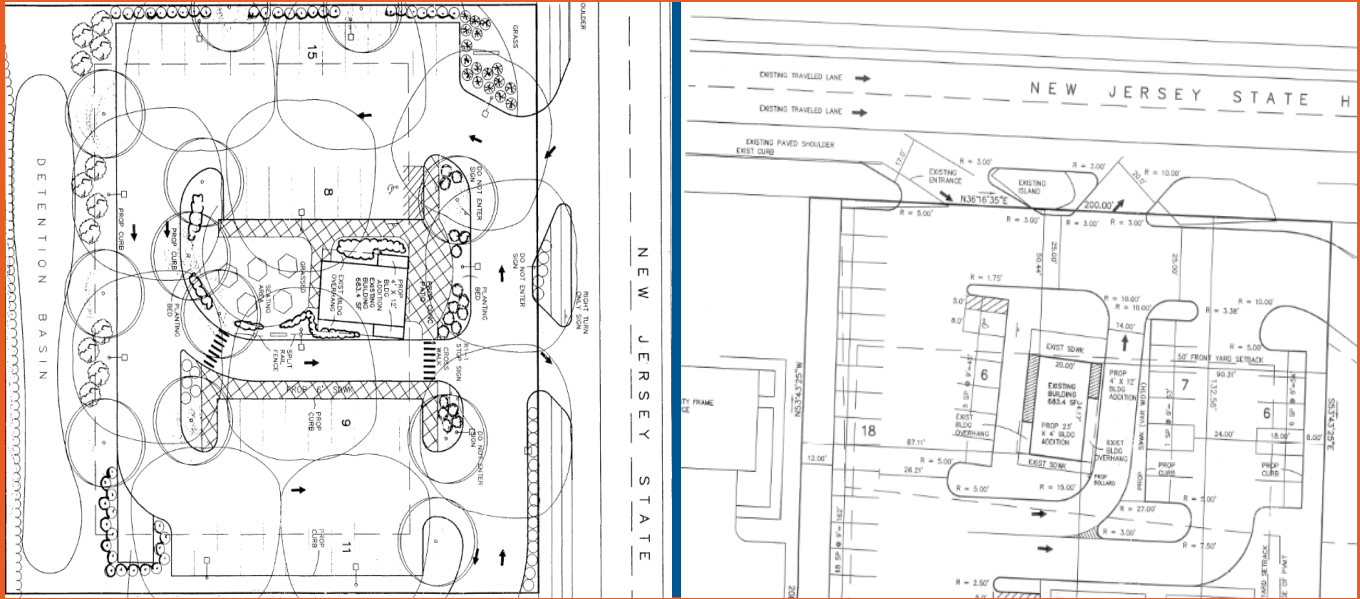
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