



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 - \$1,100,000.00
- ◆ Land Lease Rate - \$90,000 / 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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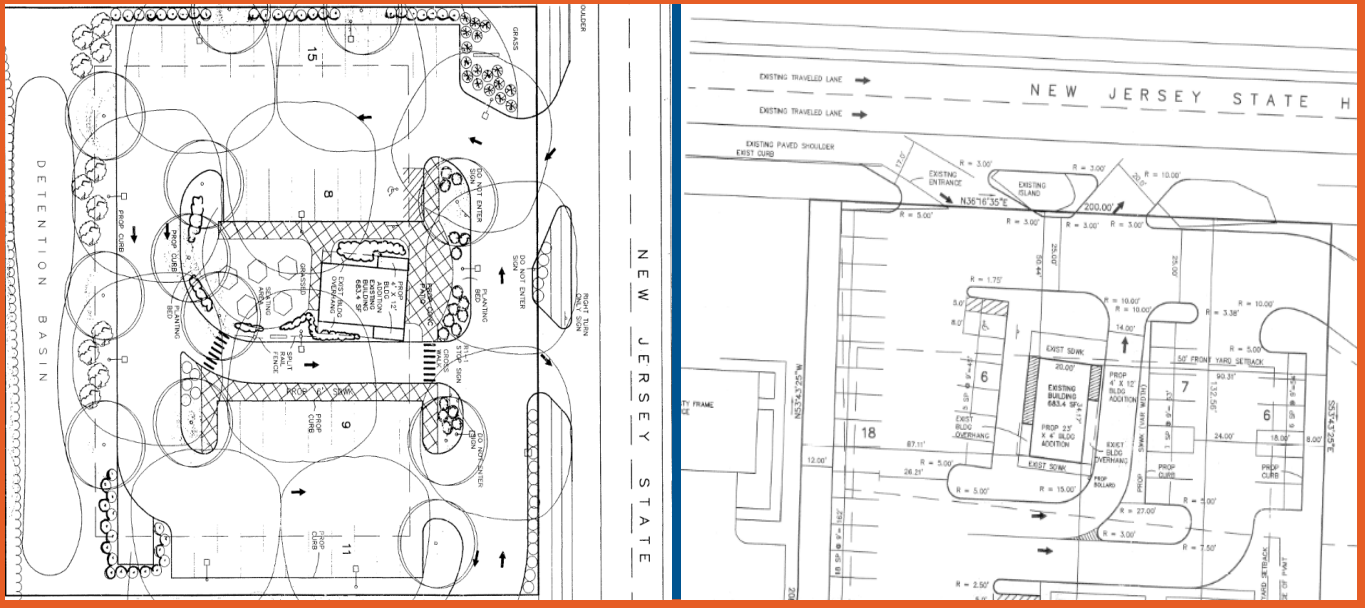
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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.



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