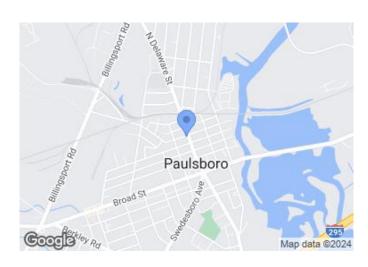


Agent Full

1000 N Delaware St, Paulsboro, NJ 08066 Active Commercial Sale \$230,000





Recent Change: 08/21/2024: New Active: ->ACT

Nο

MLS #: NJGL2046410
Tax ID #: 14-00072-00014
Ownership Interest: Fee Simple
Sub Type: Mixed Use

 0072-00014
 Price / Sq Ft:
 65.27

 Simple
 Business Use:
 Big Bd

Available SqFt:

usiness Use:

Big Box Retail, Day Care Facility,
Health Club, Manufacturing, Other,
Other/General Retail, Professional,

3,798.90

Recreation, Religious Facility

Year Built: 2003 Property Condition: Excellent

Location

Waterfront:

County: Gloucester, NJ

MLS Area: Paulsboro Boro - Gloucester County

(20814)

School District: Paulsboro Public Schools

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: 2023
County Tax: Annually
City/Town Tax: Annually
Clean Green Assess: No

 Tax Assessed Value:
 2023

 Historic:
 Yes

 Land Use Code:
 0

 Block/Lot:
 00072 / 00014

Zoning: C-1

Zoning Description:

This property is currently zoned commercial with usage being for

Community Facilities

Commercial Sale Information

Business Type: Big Box Retail, Day Care Facility,

Health Club, Manufacturing, Other, Other/General Retail, Professional, Recreation, Religious Facility Potential Tenancy: Single

Building Total SQFT: 3,524 / Estimated

Building Info

Building Total SQFT: 3,524 / Estimated Construction Materials: Brick Total Loading Docks: 0

Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.08a / 3524sf / Assessor Lot Size Dimensions: 43.00 x 82.00

Lot Features: Additional Lot(s), Corner

Ground Rent

Ground Rent Exists: No
Ground Rent Amount: Annually

Parking

Car Parking Spaces Features: Parking Lot **Total Parking Spaces** 10

Interior Features

Accessibility Features: Level Entry - Main; Desk in Lobby, Electric Alarm, Fire Detection System; Door Interior Features:

Features: Double Entry

Utilities

Utilities: Natural Gas Available, Phone Connected, Sewer Available, Water Available; Central A/C; Cooling Fuel:

Natural Gas; Heating: 90% Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source:

Public; Sewer: No Septic System

Remarks Public:

Exciting New Opportunity! Step into a spacious and versatile property, formerly used as a WIC office, now ready for your next venture. Upon entry, you're welcomed by a large open area, complete with an enclosed

counter space, perfect for reception or customer service. Beyond this, the building offers five additional rooms that previously served as exam rooms and offices, providing ample flexibility for your business needs. The property includes two bathrooms for convenience, as well as a parking lot conveniently located across the street. Meticulously maintained by the borough, this space is ready to be transformed into your ideal office, studio, call center, or anything else you can imagine. The possibilities are endless—bring your vision

(856) 513-5768

to life here!

Listing Office

Listing Agent: Tomi Dolecki (3343983) (Lic# Unknown) (814) 242-3323

Listing Agent Email: tdlistings1@gmail.com

Broker of Record: Michele Church (3330992) Click for License

Listing Office: Weichert Realtors-Mullica Hill (WEIC-MH) (Lic# 8400380)

54 S Main St S, Mullica Hill, NJ 08062

Office Manager: Tim Cregan (3332799)

Office Phone: (856) 223-2600 Office Fax: (856) 478-6018

tcregan@weichertrealtors.net Office Email: Jackie Marchesano (Lic# 2081686) Co-Listing Agent:

Co-Listing Agent Email: jmrealty06@gmail.com

Showing

Schedule a showing Appointment Phone: (856) 513-5768

Showing Contact: Agent

Lock Box Type: Combo Contact Name: Jackie Marchesano

Showing Requirements: 1 Hour Notice

Showing Method: In-Person and Live Video

Immediate

Directions: Take 45 N main st. to 667 Cohawkin Rd. Destination will be on your left in 5.9 miles.

Listing Details

BOROUGH OF PAULSBORO Original Price: \$230,000 Owner Name:

DOM / CDOM: Listing Agrmnt Type: **Exclusive Right** 3/3 Prospects Excluded: Original MLS Name: **BRIGHT**

Listing Service Type: Full Service Expiration Date: 02/17/25 Dual Agency: Seller Concessions: Yes Yes Sale Type: Standard Listing Term Begins: 08/15/2024 Listing Entry Date: 08/21/2024

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by

school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2024. Created: 08/23/2024 01:45 PM



Possession: