

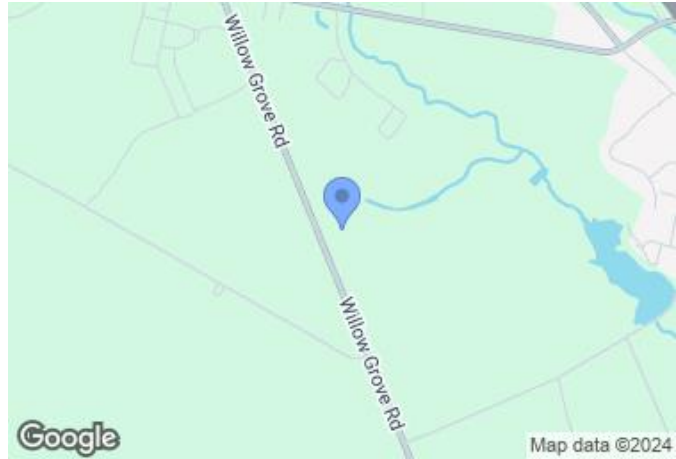
Agent Full

900 Willow Grove Rd, Monroeville, NJ 08343

Active

Commercial Sale

\$1,399,000



MLS #: NJGL2046474
Tax ID #: 05-02801-00051 01
Ownership Interest: Fee Simple
Sub Type: Other
Waterfront: No
Views: Street, Trees/Woods

Available SqFt: 200,811.00
Price / Sq Ft: 139.90
Business Use: Parking Lot, Storage, Truck Maintenance Facility, Warehouse
Year Built: 1970
Property Condition: Good

Location

County: Gloucester, NJ
MLS Area: Franklin Twp - Gloucester County (20805)

School District: [Franklin Township Board Of Education](#)

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$11,166 / 2024
Clean Green Assess: No
Municipal Trash: No

Tax Assessed Value: \$292,100 / 2024
Imprv. Assessed Value: \$216,000
Land Assessed Value: \$76,100
Historic: No
Land Use Code: 0
Block/Lot: 02801 / 00051 01

Zoning: RA

Commercial Sale Information

Business Type: Parking Lot, Storage, Truck Maintenance Facility, Warehouse
Property Use: Owner User

Potential Tenancy: Multiple
Building Total SQFT: 10,000 / Estimated

Expenses

Op. Expense Includes: Electric, Heating/Cooling, Repair/Maintenance, Sewer, Insurance
Common Area Maint.: \$0.00

Building Info

Building Units Total: 3
Building Total SQFT: 10,000 / Estimated

Construction Materials: Aluminum Siding, Brick, Concrete
Flooring Type: Concrete, Vinyl
Roof: Flat, Metal
Total Loading Docks: 3
Total Levelers: 1
Total Drive In Doors: 4

Lot

Lot Acres / SQFT: 4.61a / 200812sf / Assessor
Views: Street, Trees/Woods
Fencing Y/N: No
Location Type: Rural

Lot Size Dimensions: 365 X 549
Soil Types: Gravel
Road: Dirt, Gravel
Lot Features: Rural
Tax Opportunity Zone Y/N: No

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces: 10
Total Parking Spaces: 10

Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: Chairlift; Surveillance System

Utilities

Utilities: Electric Available, Propane; Ductless/Mini-Split; Cooling Fuel: Electric, Other; Electric Service: 120/240V; Heating: Wall Unit; Heating Fuel: Propane - Owned; Hot Water: Electric; Water Source: Well; Sewer: On Site Septic; Internet Services: Fiber Optic

Remarks

Agent: Please contact listing agent Antoinette Miller for entry to property 609-742-4452 Buyer responsible for all township approvals for their use.

Public: SALE or LEASE! This site contains 3 buildings to cover a multitude of uses. Property has a 2400 square foot garage with 14ft height. The clear span building has 4,000+ SF of warehouse with 18ft height clearance, including 3 bays. The 3rd building is warehouse space of 4,200+ SF. The property also offers 3 offices, newer roof, plenty of parking, and near route 40. Located in a Farm/Commercial Zone.

Listing Office

Listing Agent: [Antoinette Miller](#) (3310890) (Lic# Unknown) (609) 742-4452
Listing Agent Email: amiller@legacylightllc.com
Responsible Broker: Sheldon Grace (3182192) (Lic# 8338487-NJ)
Listing Office: [Grace Properties](#) (GRCEPROP) (Lic# 0234090)
225 White Horse Pike, Absecon, NJ 08201-2403
Office Phone: (609) 485-2262 Office Fax:(609) 485-2482
Office Email: graceproperties1@verizon.net

Showing

Appointment Phone: (609) 742-4452  - [Schedule a showing](#)
Showing Contact: Agent Lock Box Type: None
Contact Name: Antoinette Miller
Showing Requirements: 24 Hours Notice
Showing Method: In-Person Only
Directions: USE GPS

Listing Details

Original Price:	\$1,399,000	DOM / CDOM:	26 / 26
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	As is Condition
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	05/07/25
Dual Agency:	Yes	Lease Considered:	Yes
Sale Type:	Standard	Documents Available:	Other
Listing Term Begins:	11/08/2024	Seller Concessions:	No
Listing Entry Date:	11/11/2024		
Possession:	Settlement		
Acceptable Financing:	Conventional		
Disclosures:	Prop Disclosure		

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