

3,102 SF on 0.43 AC

Car Repair & Gas Station For Sale



Asking: \$2,150,000

700 Hamilton Boulevard, South Plainfield, NJ

For More Information Contact Exclusive Broker

Michael Costa, Vice President | 908-908-8343 | mcosta@bussel.com

Bussel Realty Corp. | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy by the Company. Subject to error, omission or withdrawal without notice

Property Highlights

Vehicle Repair & Maintenance | Gas Services



Prime Investment Opportunity | South Plainfield, NJ

- **Total Building Size:** 3,102 SF
- **Primary Garage:**
 - Auto Repair* 1,662 SF
 - 12' Clear
 - 3 (10')
 - Vehicle Bay Doors
- **Secondary Garage:**
 - Auto Detailing* 1,440 SF
 - 10-12' Clear
 - 2 (8')
 - Vehicle Bay Doors
- **Gas Pumps:**
 - 2 Pumps
 - 4 Car Service
- **Plot Size:** 0.43 AC
- **Parking:** 20 Cars



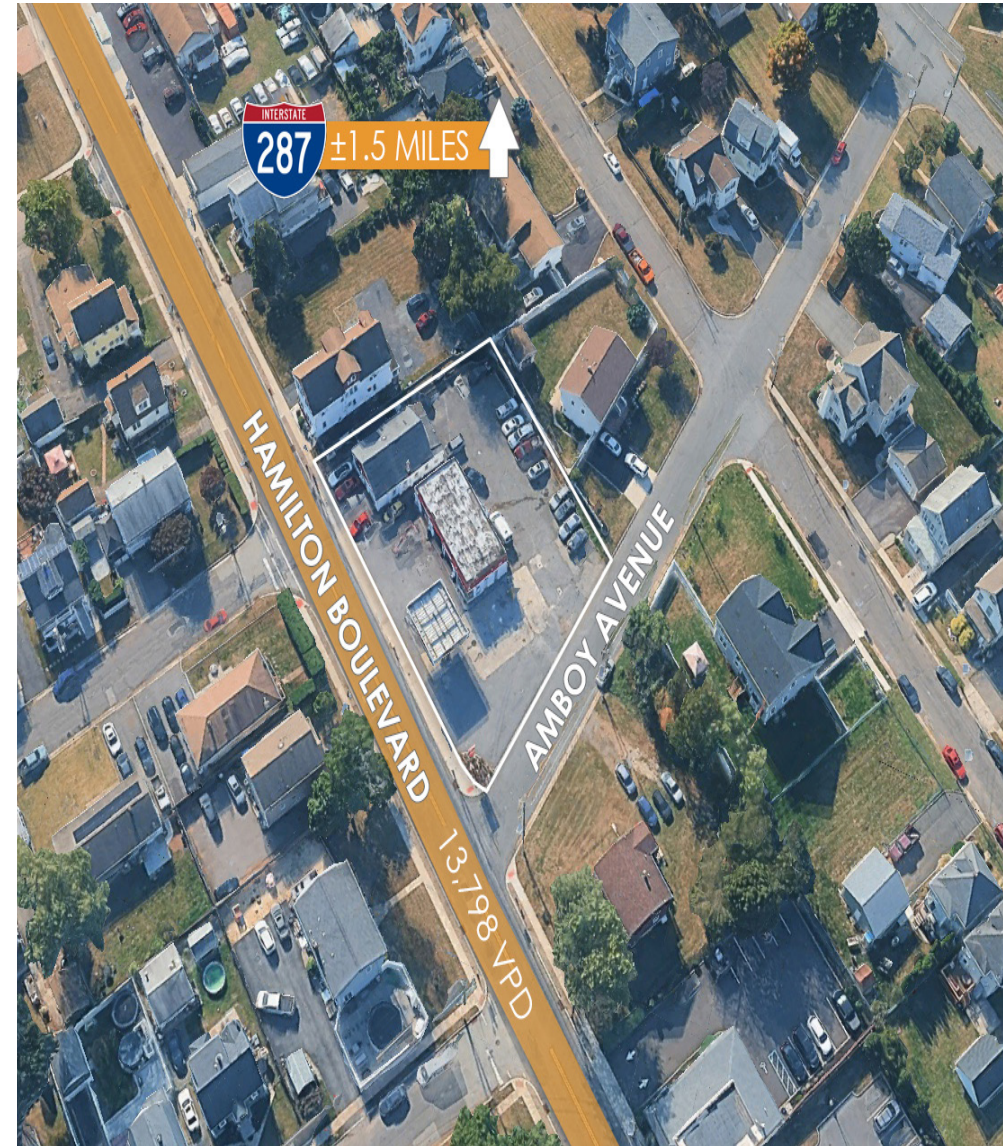
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Local Demographics

Number of Households		
1 Mile	3 Mile	5 Mile
3,052	40,762	112,059
Population		
1 Mile	3 Mile	5 Mile
9,240	126,583	342,470
Median Household Income		
1 Mile	3 Mile	5 Mile
\$121,560	\$112,078	\$117,142
Daytime Employment		
1 Mile	3 Mile	5 Mile
5,648	41,831	129,608



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Financial Information

Asking Price
\$2,150,000

NOI
± \$126,000

Taxes (2026)
\$13,307.80

Cap Rate
± 5.9%

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