

# 1898 WILLIAMSTOWN-ERIAL ROAD

Erial, NJ 08081



FOR SALE



INDUSTRIAL



2,400 SF



## PROPERTY DESCRIPTION

2,400± SF motorcycle repair shop on 0.77± acres. Situated on a corner lot at a busy intersection, which offers great visibility. Building is in excellent condition and features private office and showroom. Wawa (built in 2023) located across the street and within walking distance.

## PROPERTY HIGHLIGHTS

- Steel building
- 1 oversized drive in door (14')
- 21' ceiling at peak - 14' at lowest
- Showroom and private office
- 2 bathrooms (1 in showroom/1 in warehouse)
- City water/sewer
- 7 parking spots
- Radiant heated floors throughout building
- Closed cell spray foam insulation throughout building
- Business and equipment available per separate purchase
- Minutes to Atlantic City Expressway/Route 42
- 20 minutes from Philadelphia
- 18 miles to Center City Philadelphia via Ben Franklin Bridge

## OFFERING SUMMARY

Sale Price:	\$659,000
Lot Size:	0.77 Acres
Building Size:	2,400 SF
Real Estate Taxes:	\$11,269 (2024)
Vehicles Per Day:	9,000+
Zoning:	R-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,965	24,929	68,227
Total Population	8,716	69,377	187,186
Average HH Income	\$80,758	\$75,559	\$76,727

## FOR MORE INFORMATION

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# NAIMertz



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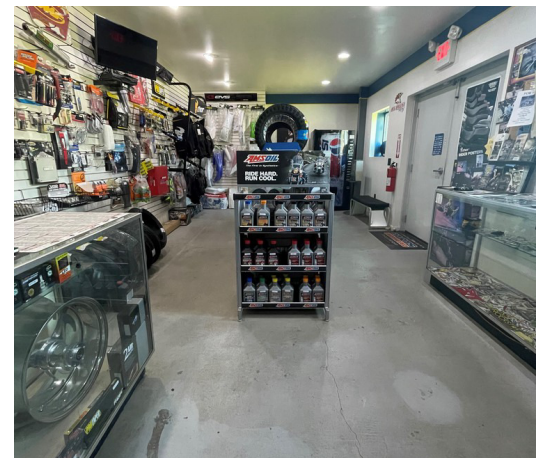
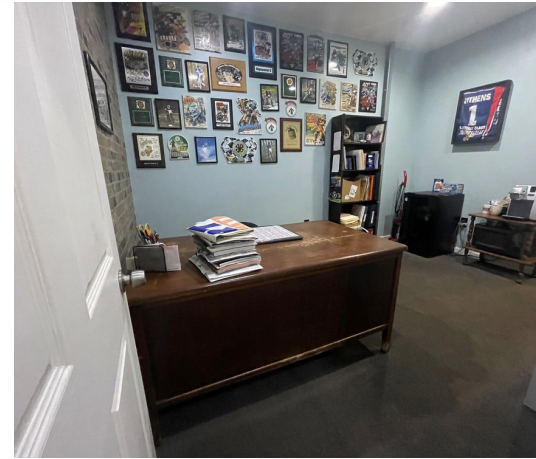
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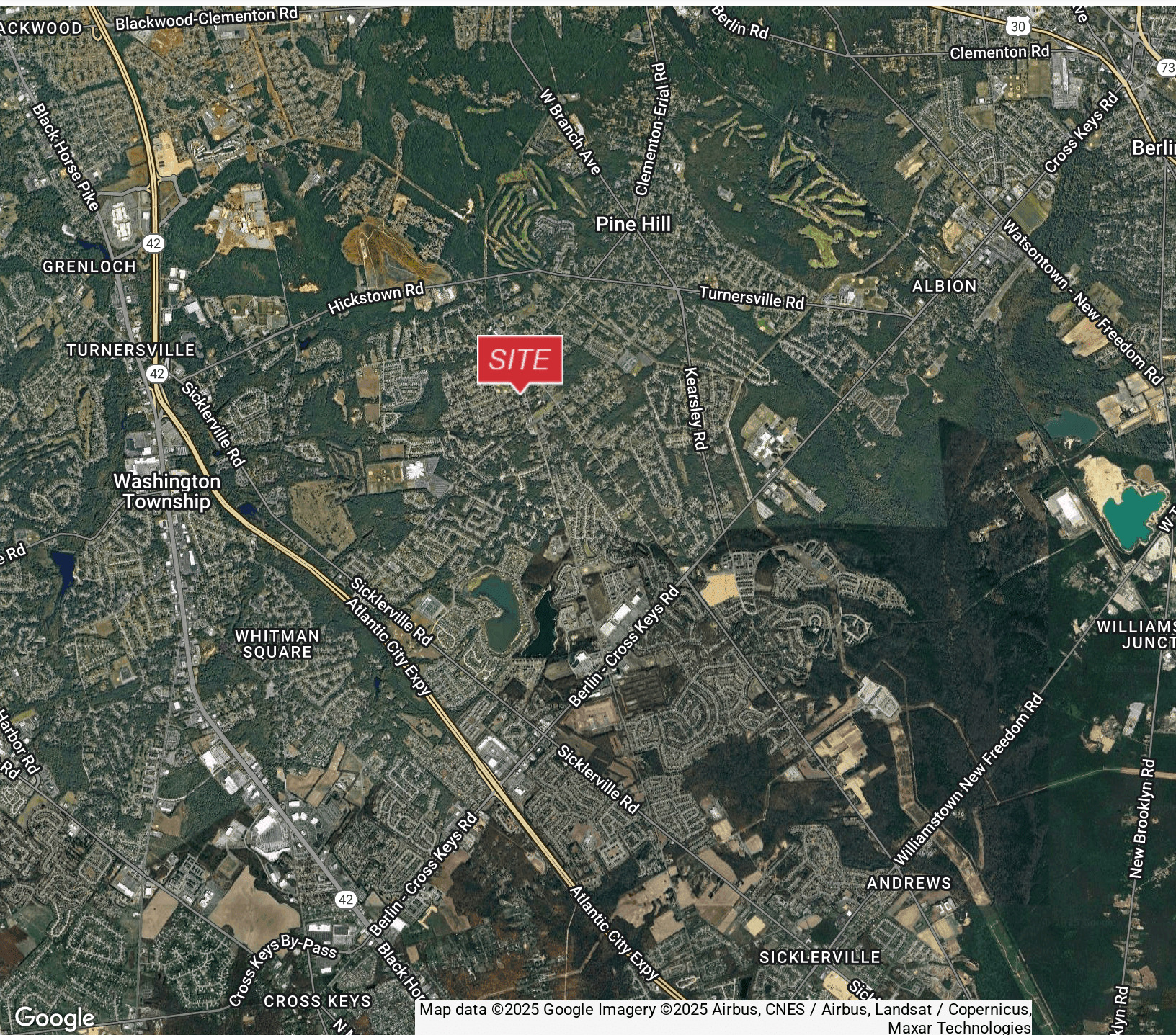
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