



Offering Memorandum

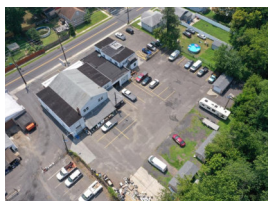
Justin Kelly | Broker-Associate

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257 W NICHOLSON ROAD

~8,135 SQFT. | 0.92 AC | Office - Mixed Use | Zoning C

257 W NICHOLSON RD, AUDUBON, NJ 08106



DESCRIPTION

Located in Audubon's Commercial Business District, this property (lot 3 & 3.03) spans approximately 1+/- acre and features a large paved and fenced yard ideal for equipment or vehicle storage, multiple storage sheds, a detached garage, and roughly 35 on-site parking spaces with additional customer parking at the front. A prominent monument sign fronts Nicholson Road, providing excellent exposure in a high-traffic corridor with quick access to US-30/White Horse Pike, I-295, and Philadelphia. The left side of the building houses the main shop/warehouse, serviced by two drive-in doors and ample space for service operations, storage, or light industrial use. The center section features the main office area with both first-floor offices and second-floor office space. The right side contains a dedicated retail/showroom space, complete with second-floor storage above. Staff amenities include a locker room and steam room. At the upper back left corner of the building, a private apartment—with its own entrances from both the front and rear—offers live-work flexibility, employee housing, or rental income potential.

Property Type	Office
Property Subtype	Mixed Use
Net Sqft	~ 8,135 sqft.
Drive-In Doors	4
Taxes (2024)	\$26,850
Year Built	1920
Lot Size	0.92. AC

ADDITIONAL BUSINESS OFFERINGS

Audubon Cesco - Pool Business – Offered at **\$900,000**, this turnkey operation includes established customer accounts, operational equipment, and a strong reputation within the region.

Audubon Cesco - HVAC Business – Offered at **\$195,000**, this business features a loyal customer base, specialized equipment, and ongoing service contracts.

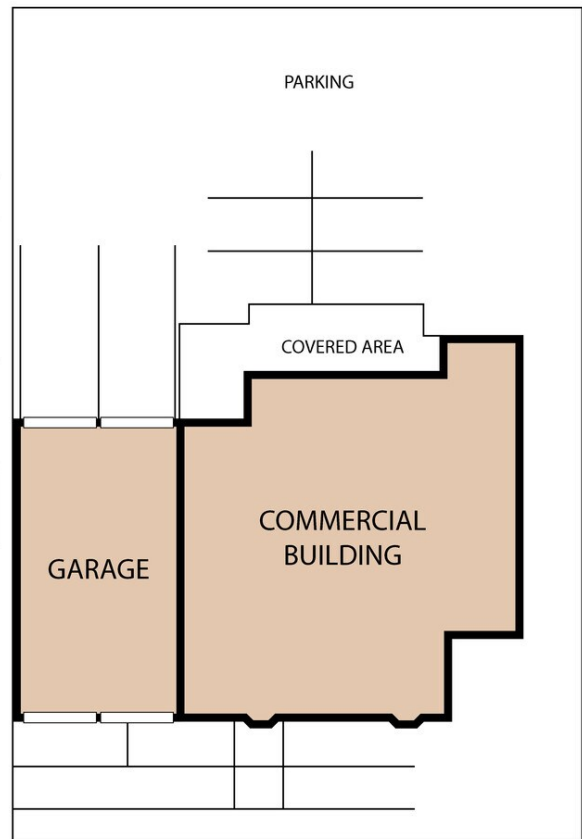
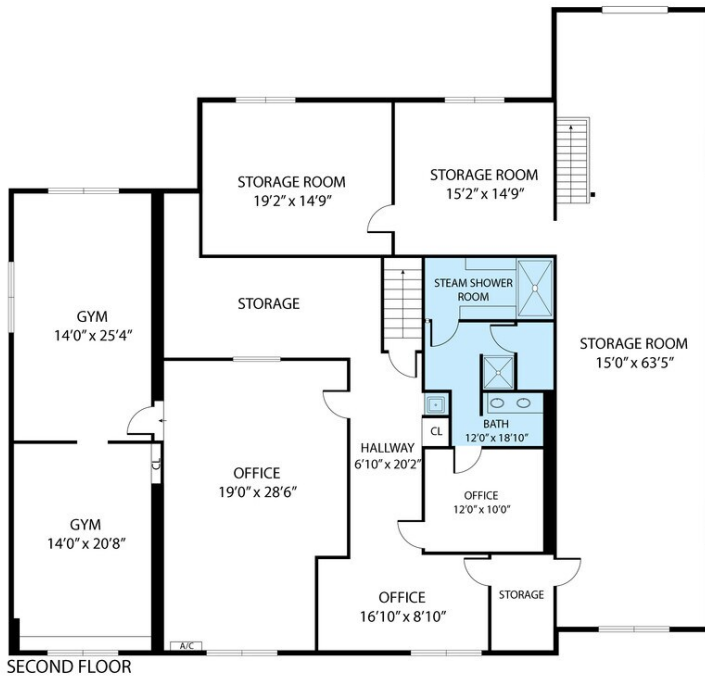
The **building** is offered at **\$799,900** and may be purchased independently or in combination with one or both businesses. A combined acquisition provides an efficient transition, operational synergies, and multiple revenue streams from day one.

Detailed financial statements for **2023 and 2024**, including historical performance data, are available to qualified buyers upon execution of a **Confidentiality Agreement (Non-Disclosure Agreement)**.

Property Photos



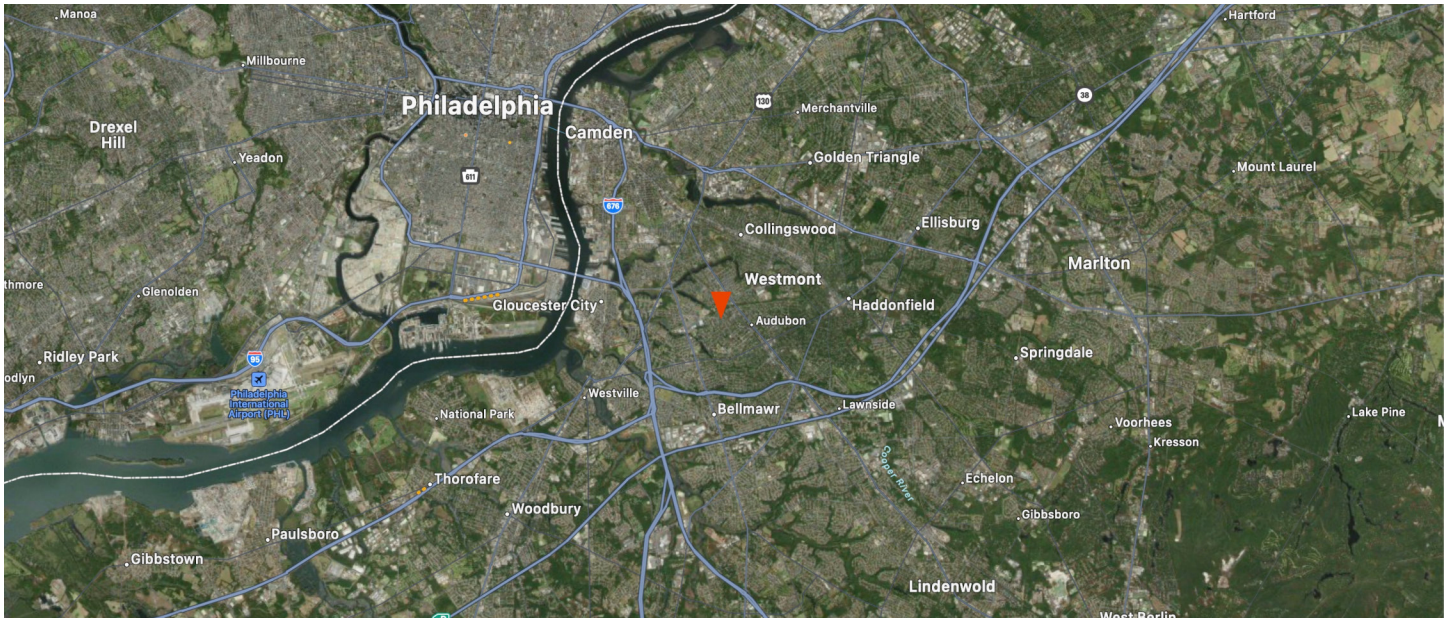
Floor Plan



Site Overview

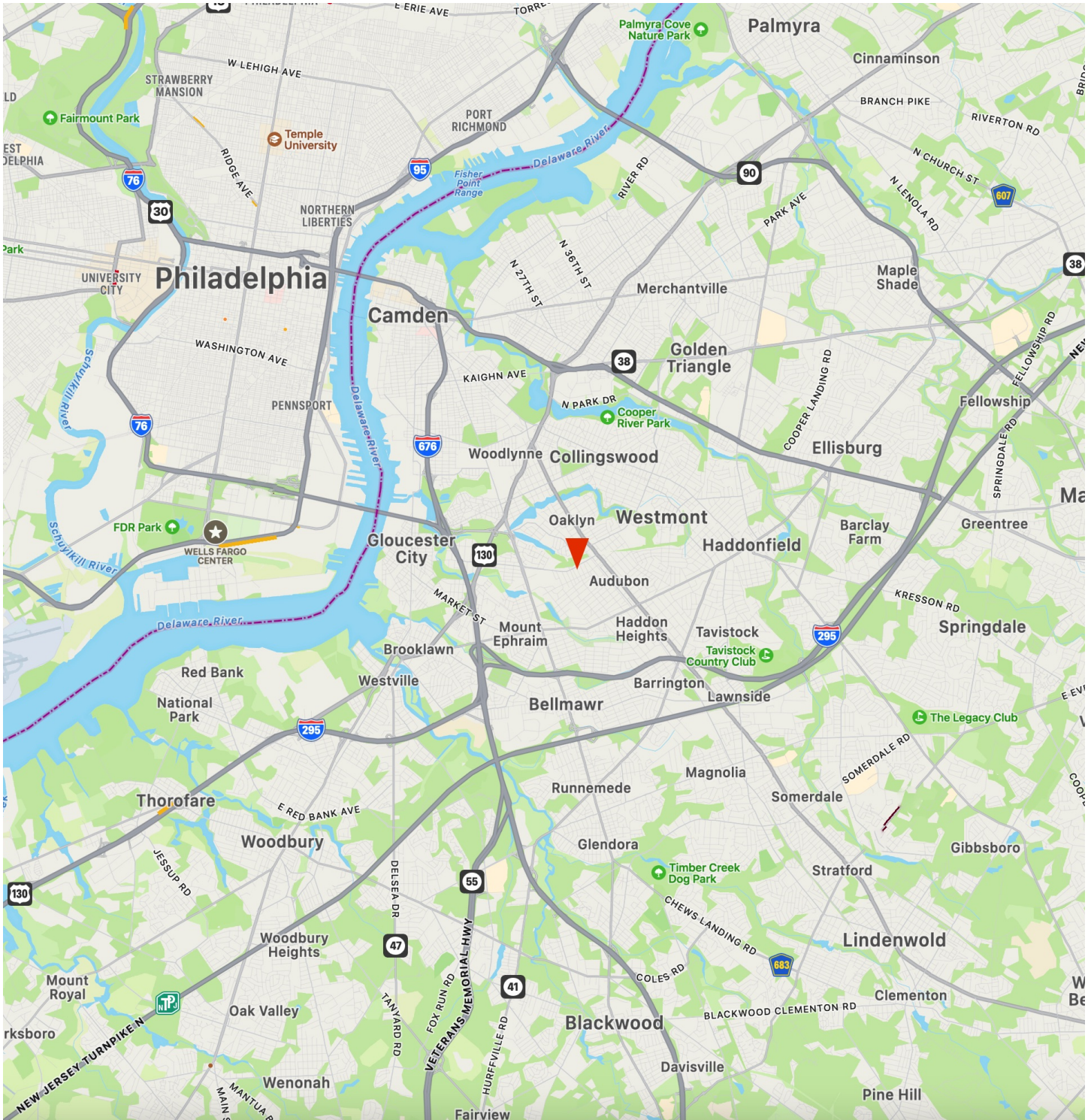


Demographics

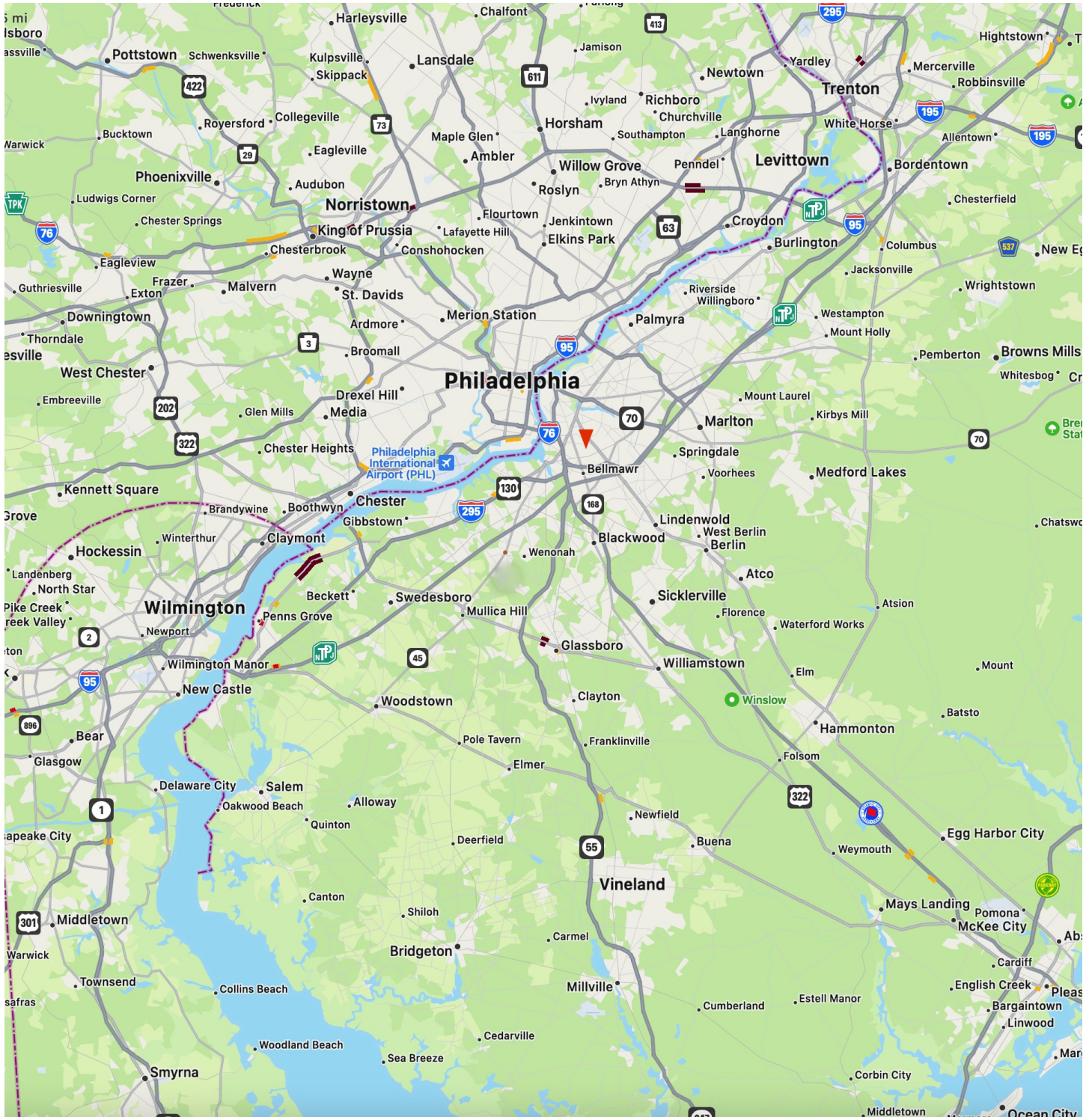


Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,368	137,445	362,668
Average Age	42	40	39
Total Households	7,012	55,358	139,731
# per Household	2.30	2.40	2.50
Median Household Income	\$97,351	\$74,138	\$73,914
Median Residential Home Value	\$260,795	\$256,539	\$236,134

Location Map



Overview Map



THE AGENT



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EXPERIENCE



Awards, Expertise and Education

With over 10 years of experience in the real estate industry and countless awards, I have developed a deep understanding of market trends, property values, and investment opportunities. My advanced education, coupled with my extensive industry expertise, empowers me to offer clients invaluable advice and strategic guidance, ensuring they make informed and confident decisions in buying, selling, or investing.



Proven Track Record of Success

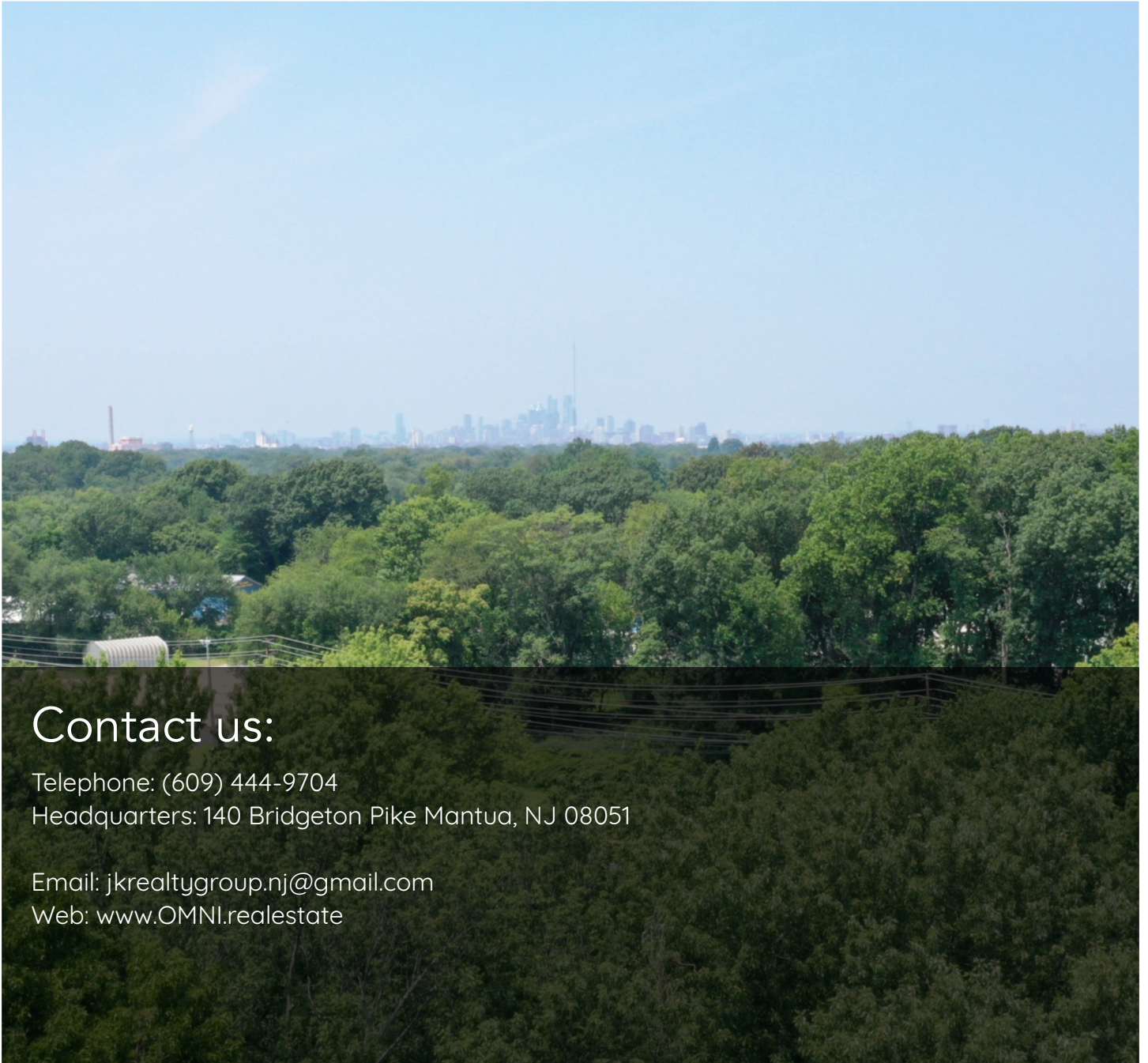
My career as a Real Estate Broker is marked by over 250+ successful transactions, totaling more than \$100 million in sales. This accomplishment reflects my dedication, negotiation skills, and ability to close deals efficiently, establishing my reputation as a reliable and results-driven professional.



Client-Centric Approach

Central to my success in real estate is a client-centric approach that prioritizes the needs and goals of those I serve. By offering personalized service and clear communication, I ensure that clients feel supported and confident throughout their real estate journey, fostering lasting relationships and trust.

THANK YOU



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