



3209 Atlantic Avenue

Wall Township, NJ

For Sale or For Lease

Property Overview

Block/Lot 825/3

Acres: .80 +/-

Building RBA:

Main Building: 9,984 SF

Loft Space: 1,260 SF

Smaller Building: 480 SF

Total RBA: 11,724 SF

Ceiling Height: 12FT -14ft in WH space

Drive in Doors: 1

Loading Docks: 5

Zoning: NB- Neighborhood
Business

Water/Sewer: City

Taxes: \$12,251

Sprinkler System: Yes

Security Cameras: Yes

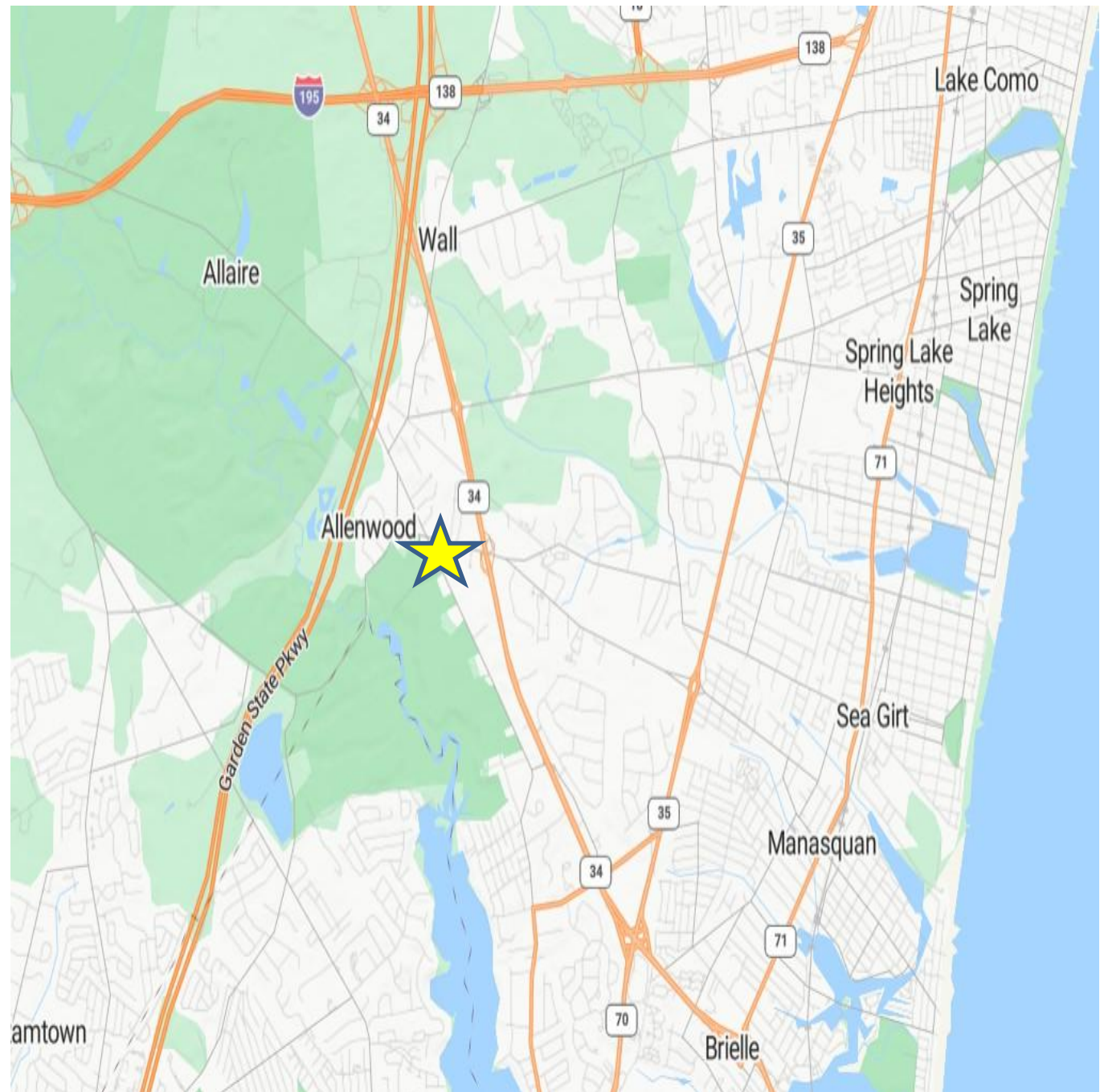
Asking Price For Sale: \$1,950,000

Asking Price For Lease: Negotiable



The site provides great access to all of the area's major roadways, including the Garden State Parkway and Routes 18, 195, 33, 34, 35, 138, & 71.

3209 Atlantic Avenue, is primed for significant long-term success as the commercial growth has remained steady in the surrounding area.



Aerial Photo



Floor Plan

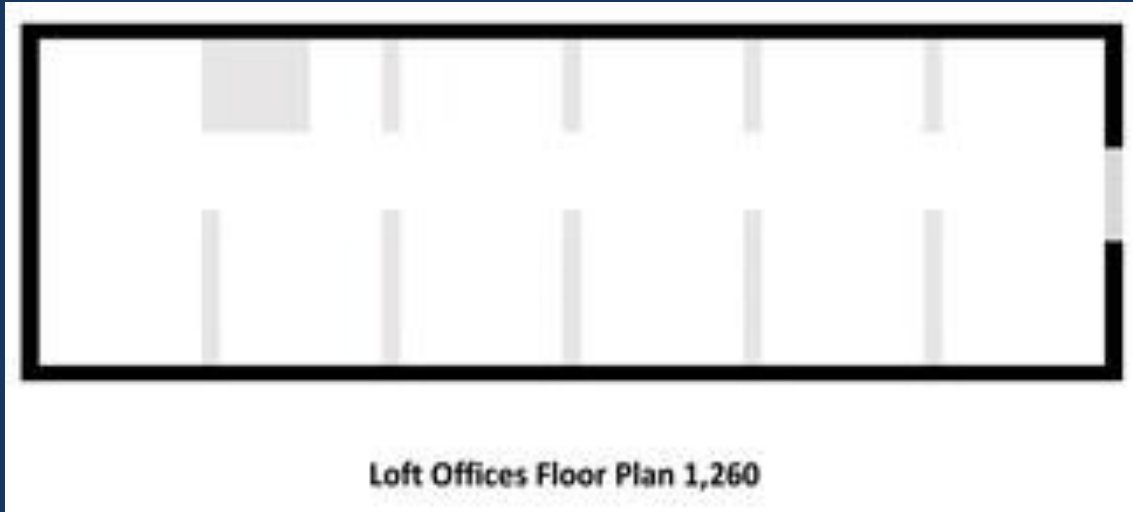
Main Building



1st Floor Plan
9,984

Floor Plan

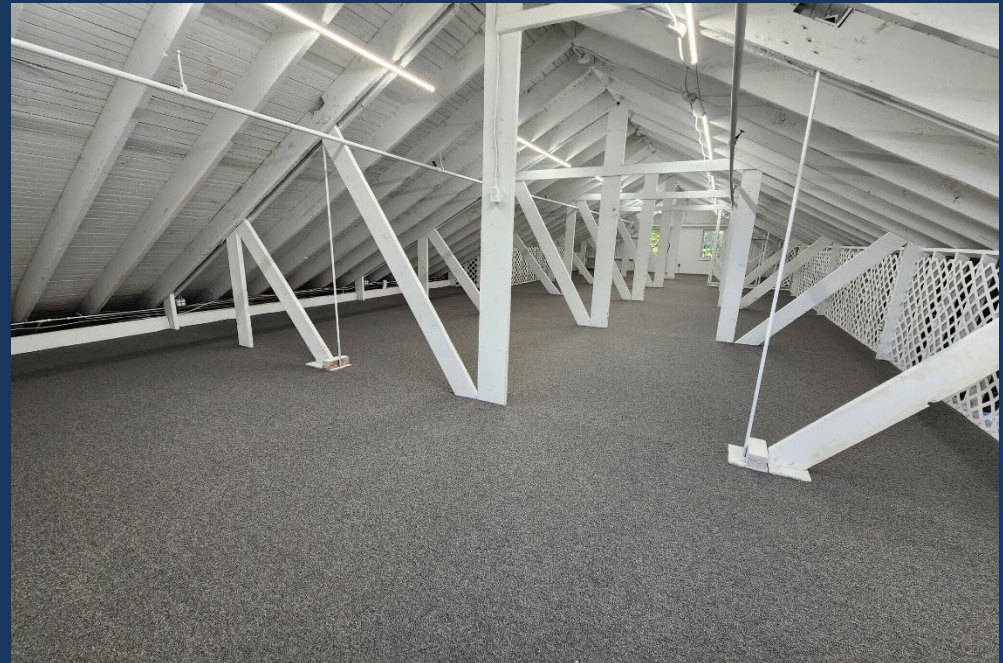
Loft Space & Smaller Building



Building Photos



Building Photos





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