

FOR SALE – FIRST TIME OFFERED!!

**6,500 SQ. FT. BODY SHOP FOR CARS AND TRUCKS ON
16 ACRES - 3 KEMAH LAKE RD, BRANCHVILLE, NJ**

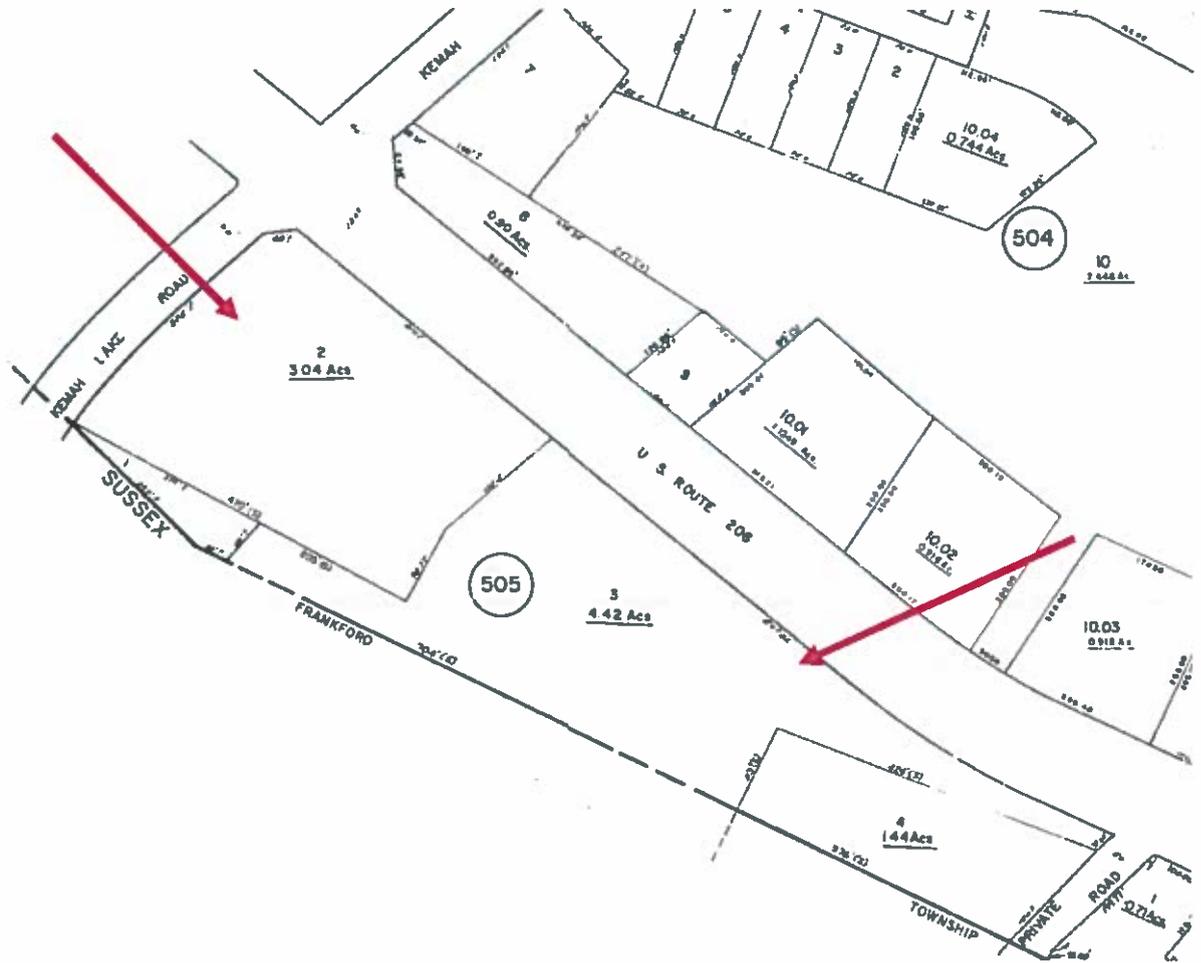
- Beautiful, modern, licensed and operating Body Shop and repair facility on Rt. 206 in Branchville.
- Just north of Skyview Stadium, just south of Culver Lake.
- Built in 2010. 8 oversize drive in doors plus one between shop and showroom areas.
- 2 modern paint spray booths included.
- 16.36 acres – sell off 3 res'l building lots. Building sits on 2.47 acres, mostly paved and fenced.
- **OUTDOOR STORAGE PERMITTED!**
- **NO FLOOD ZONE!**
- 1,276 FT. FRONTAGE ON Rt. 206 South.
- Taxes \$20,123 (2025)
- Includes 3 above ground lifts. 2 alignment machines available separately.

FOR DETAILS AND INSPECTION, PLEASE CONTACT

EXCLUSIVE BROKER: GALESİ REALTY CORP.

Mike Tomasulo – Exec. VP / Broker of Record – 201-602-3672

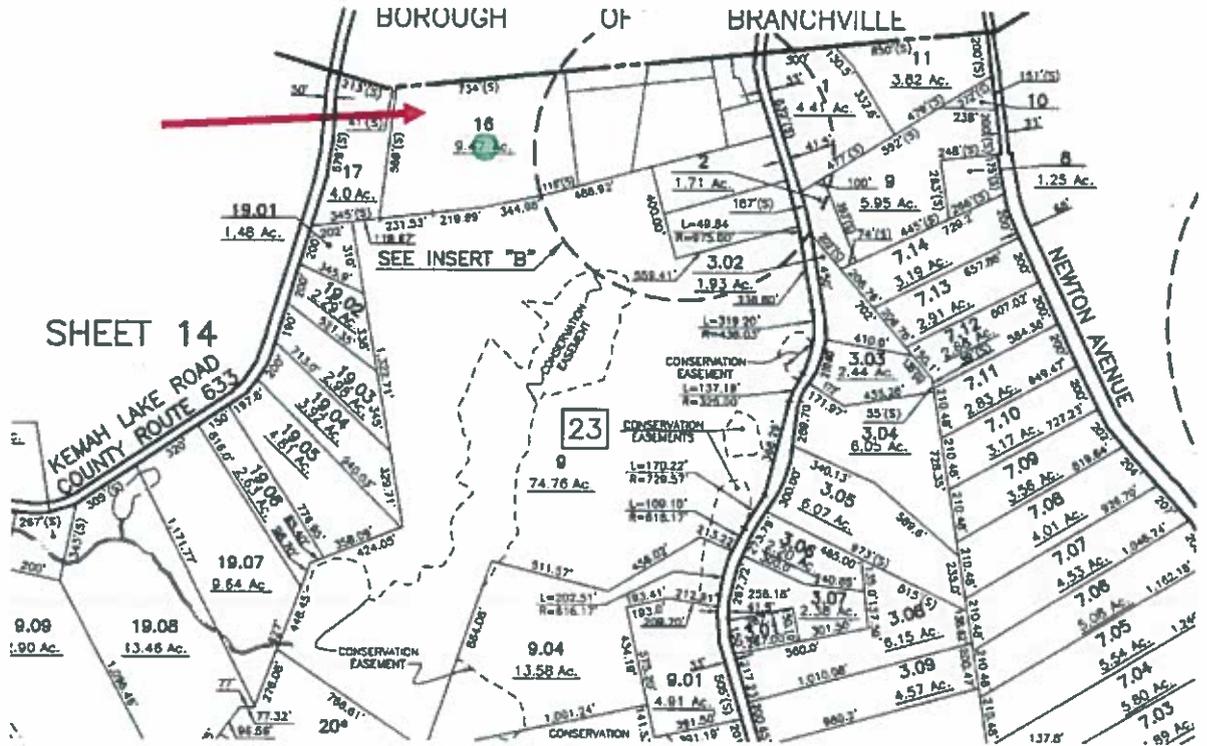
Branchville Tax Map



3 Kemah Lake Road



Frankford Tax Map



3 Kenah Lake Road



Improvements Description and Analysis

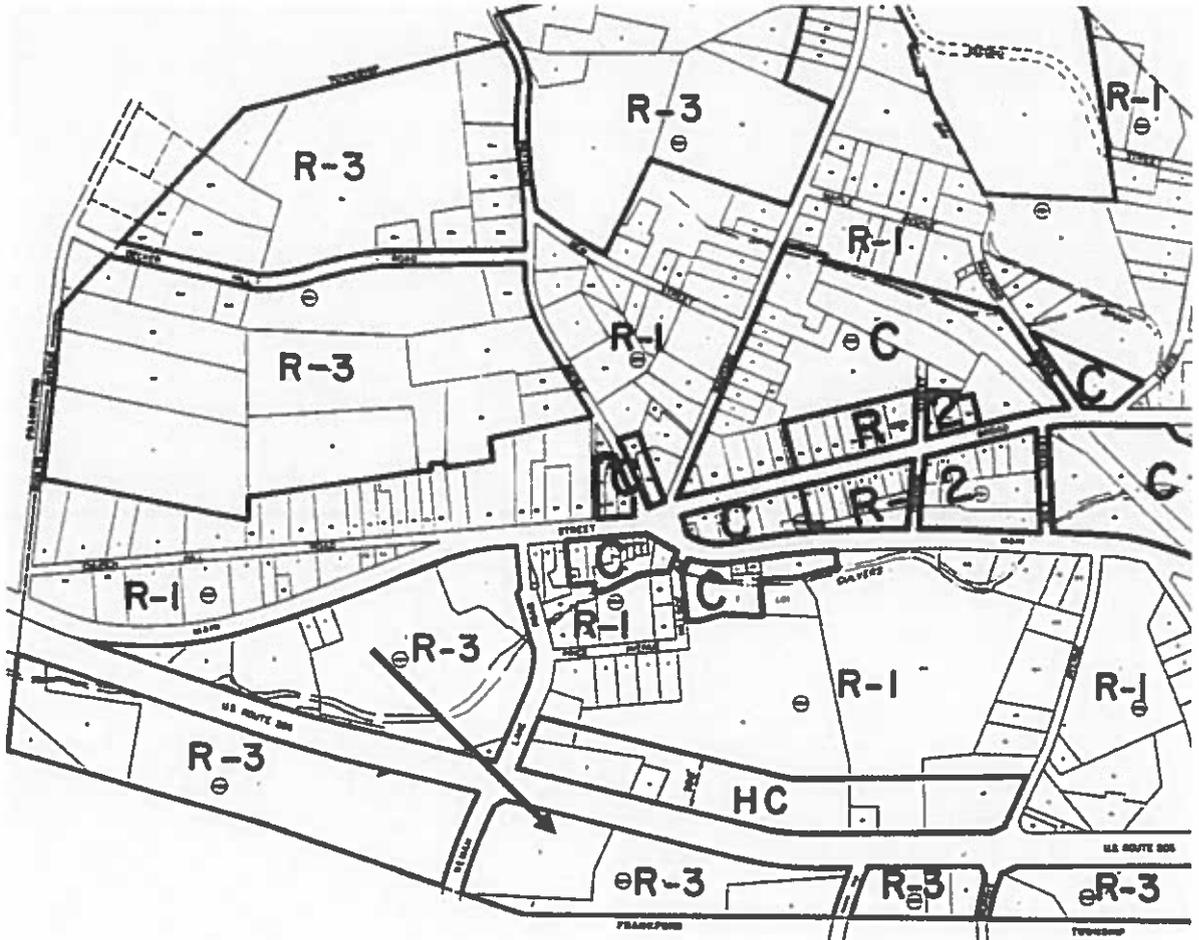
Overview

The subject is an existing retail property containing 6,480 square feet of gross leasable area including 856 SF of 2 Story Office Space. The improvements are of excellent quality and good condition and were constructed in 2010 and are 100% owner occupied as of the effective appraisal date. The building includes 8 Exterior Drive In Overhead Doors with One Internal Door between the Shop and Showroom areas of the building. The building includes Auto Body Shop/Repair Space, a Showroom, first floor Office Space and Mezzanine with Breakroom with Kitchen, and Additional Office Space. The site area is 16.36 acres or 712,642 square feet. The site is zoned for residential development and includes surplus land which can accommodate 2 residential building sites. The following description is based on the inspection of the property and discussions with ownership.

Improvements Description

Name of Property	3 Kemah Lake Road
General Property Type	Retail
Property Sub Type	Single User
Specific Use	Truck Dealership
Competitive Property Class	A
Occupancy Type	Owner Occupied
Percent Leased	NA
Number of Buildings	1
Stories	1
Building Shape	Irregular
Construction Class	C
Construction Type	Masonry
Construction Quality	Excellent
Condition	Good
Gross Building Area (SF)	6,480
Percent Office Space	13%
Land Area (SF)	712,642
Floor Area Ratio (GBA/Land SF)	0.01
Land to Building Ratio (Land SF/GBA)	109.98
Building Area Source	Public Records
Year Built	2010
Year Renovated	2023
Actual Age (Yrs.)	15
Estimated Effective Age (Yrs.)	5
Estimated Economic Life (Yrs.)	55
Remaining Economic Life (Yrs.)	50
Number of Parking Spaces	72
Source of Parking Count	Inspection
Parking Type	Surface
Parking Spaces/1,000 SF GBA	11.11
Special Features	856 SF of Office Space

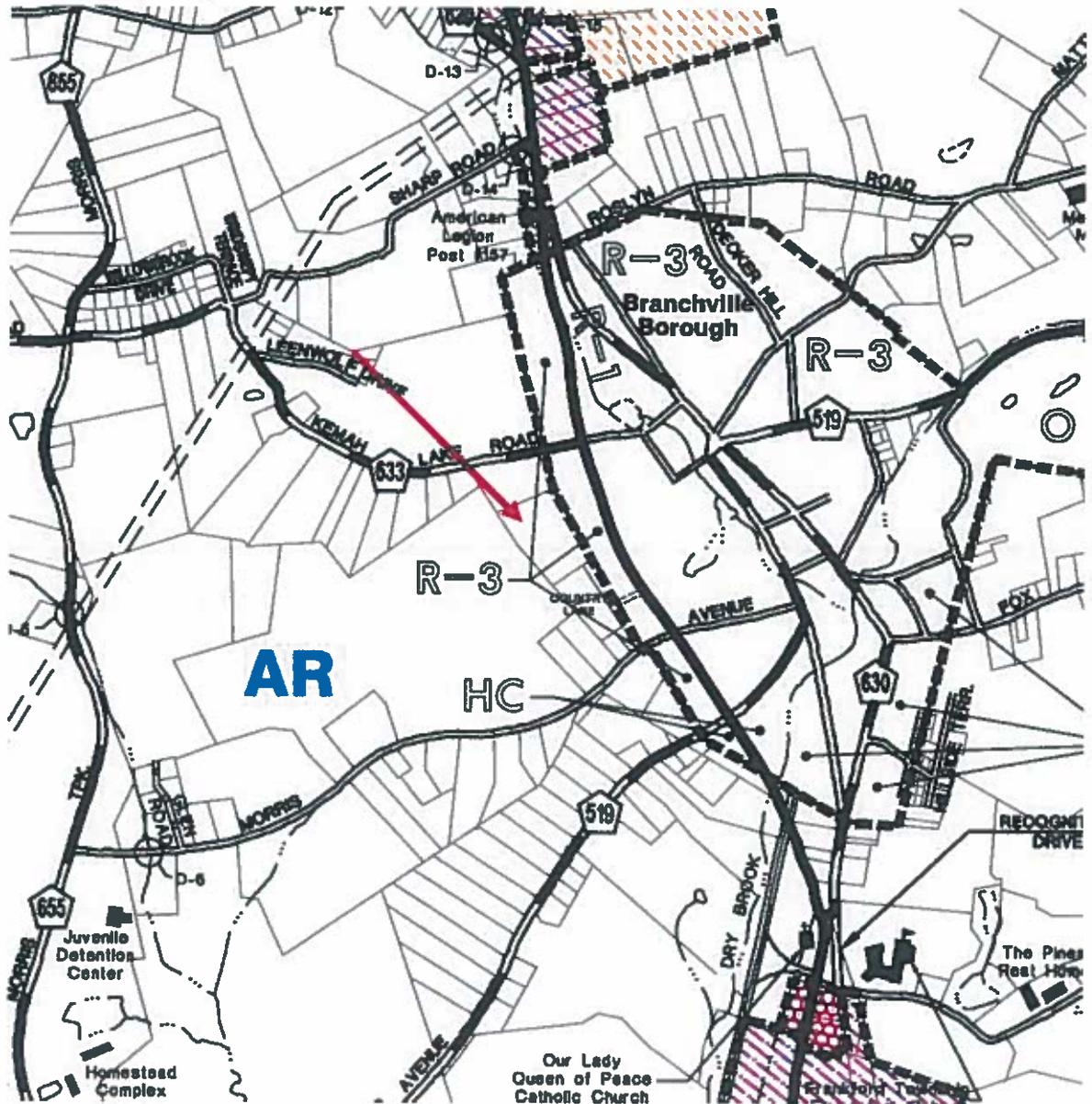
Zoning Map – Branchville Township



3 Kemah Lake Road

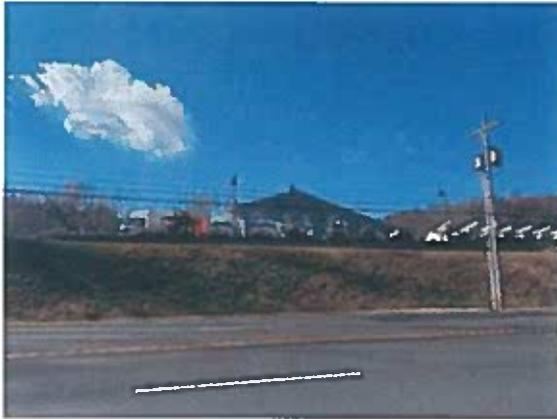


Zoning Map – Frankford Township



3 Kemah Lake Road





View of Subject from Route 206 facing W



Subject Exterior facing E



View of Subject from Route 206 facing S



View of Subject dorm Kemah Road facing E



Subject Exterior facing S



Rear of Subject facing N



View of Subject Vacant Land (Hill in Background) facing S



Subject Interior: Repair/Body Shop



Subject Interior: Repair/Body Shop



Subject Interior: Kitchenette/Break Room



Subject Interior: Restroom



Subject Interior: Office Area



Subject Interior: Repair/Body Shop



Subject Interior: Overhead Door



Subject Interior: Paint Booth



Subject Interior: Office



Subject Exterior Parking Area



Subject Interior: Showroom