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COMMERCIAL



MIXED- USE PROPERTY FOR SALE

**300 NJ-73 S**

Berlin, NJ 08009

# DEAL TEAM

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# PROPERTY SUMMARY

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,350,000
<b>Number of Units:</b>	2
<b>Lot Size:</b>	19,458 SF
<b>Building Size:</b>	3,014 SF
<b>Zoning:</b>	C-3
<b>Year Built:</b>	2024

## PROPERTY OVERVIEW

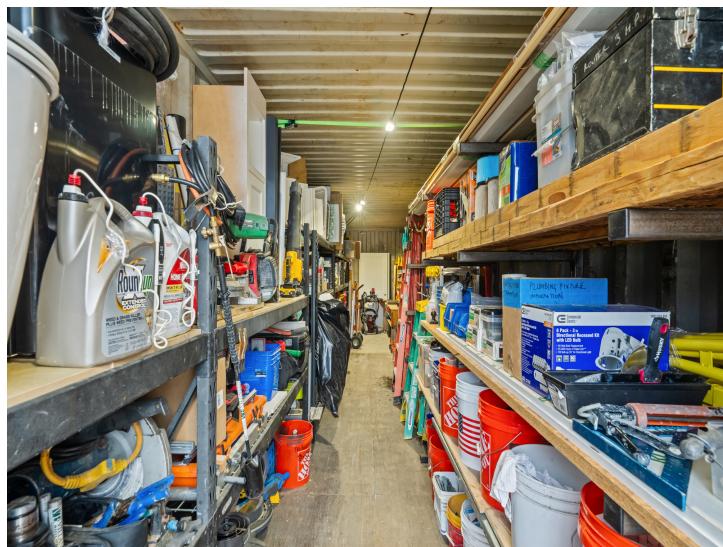
300 S Route 73 is a one-of-a-kind, newly constructed mixed-use property completed in 2024. Situated on a prominent corner lot at Route 73 and Washington Avenue, the property spans 19,458 SF (nearly half an acre) and offers exceptional visibility and versatility. The main building features three stories plus a fully finished basement, totaling 3,072 SF, along with an additional 406 SF commercial ADU. The basement and first-floor commercial space provide 1,672 SF, accommodating a wide range of business types. With C-3 zoning, the site is ideal for retail, office, medical, service, food, automotive, lodging, and other commercial uses—one of the most flexible zoning designations in the area. Across the entire building, Villano Builders has delivered an unmatched level of craftsmanship and finish quality.

Premium features include marble showers, high-end German bath fixtures, curbless showers, Hickey hardwood floors, solid panel doors, ergonomic comfort stairs, true raised panel wainscoting, 8" baseboards with integrated electrical receptacles, stile-and-rail Craig Jig joined casings, Andersen 400 Series tilt-wash windows, copper drip flashing, and a historic German double-lock true standing seam metal roof. The attention to detail is exceptional and consistent throughout every space. The second and third floors comprise a luxury 2-bed, 2-bath bi-level apartment with a private deck and roof deck, totaling approximately 1,400 SF—ideal for an owner-occupant or premium rental opportunity. In addition to its high-end finishes, the property boasts Yankee gutters, upgraded housewrap, custom cornices, premium siding, and thoughtful architectural details that further underscore the builder's reputation for quality and durability. Perfect for an owner-user, investor, or business operator, this property sits at a highly trafficked intersection and offers tremendous exposure and long-term value. Experience this exceptional mixed-use asset in the heart of Berlin—schedule your tour today.

# EXTERIOR PHOTOS

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# GARAGE PHOTOS

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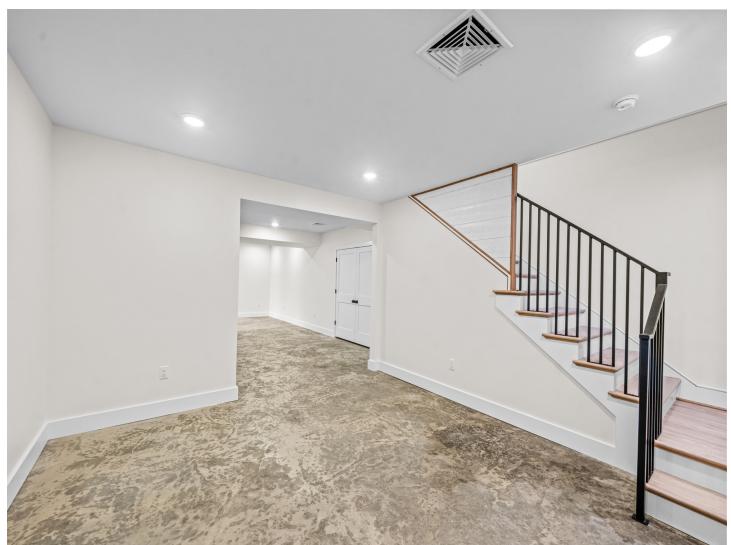
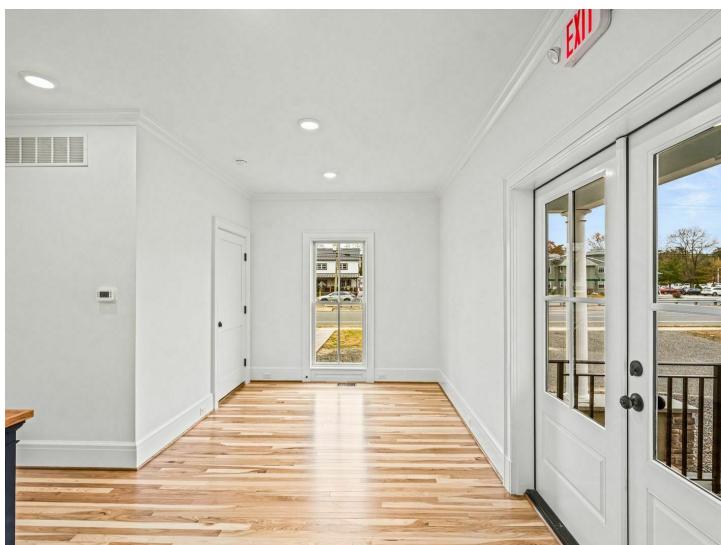
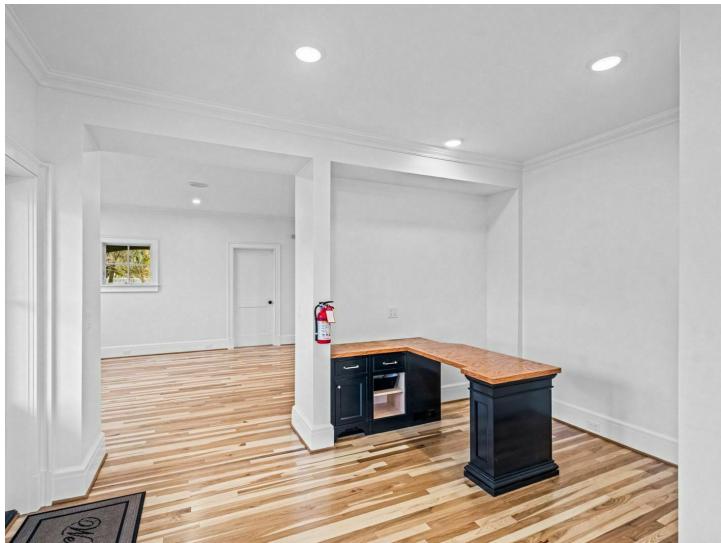
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# FIRST FLOOR AND BASEMENT PHOTOS

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# SECOND AND THIRD FLOOR PHOTOS

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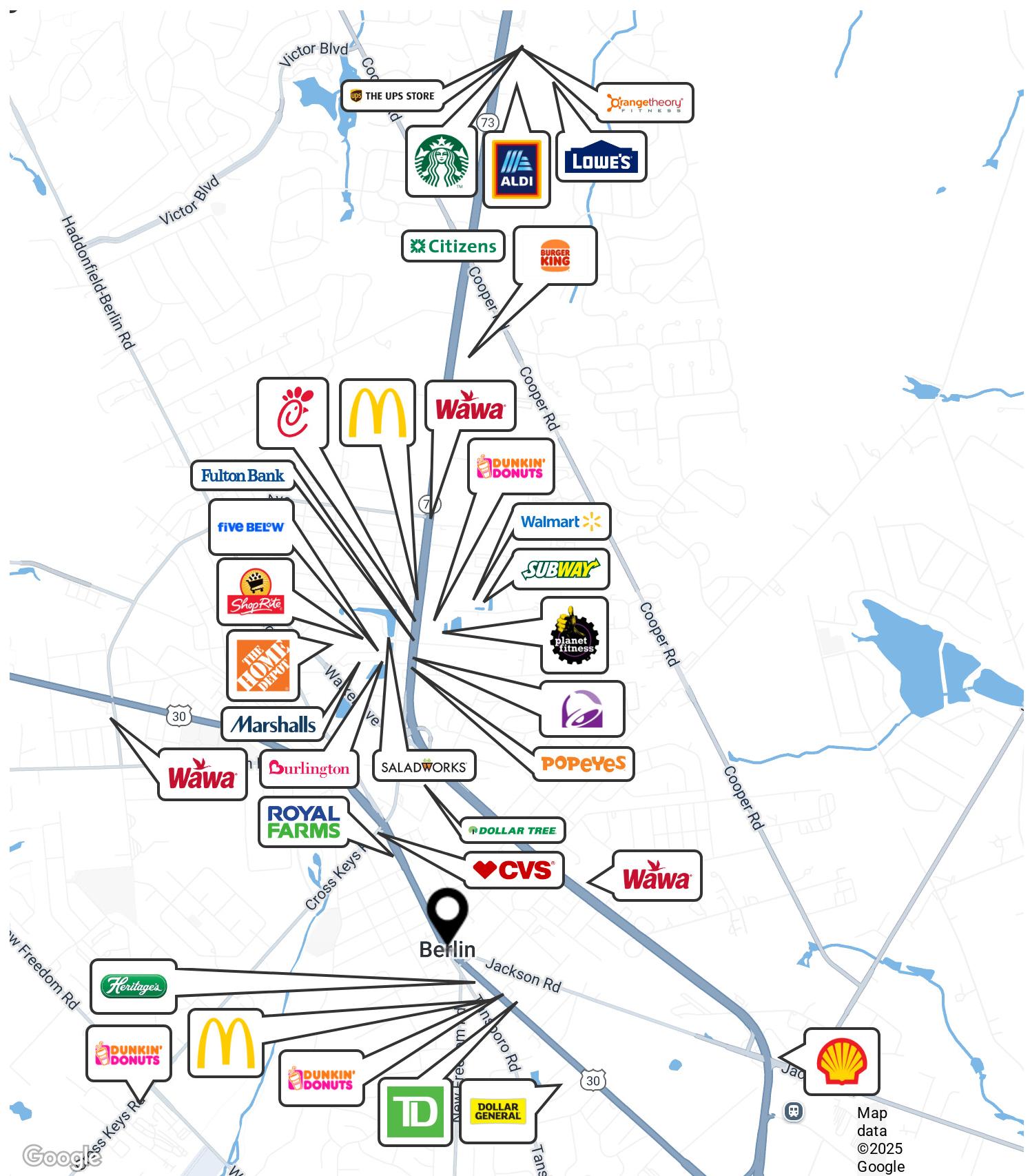
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# IN THE NEIGHBORHOOD

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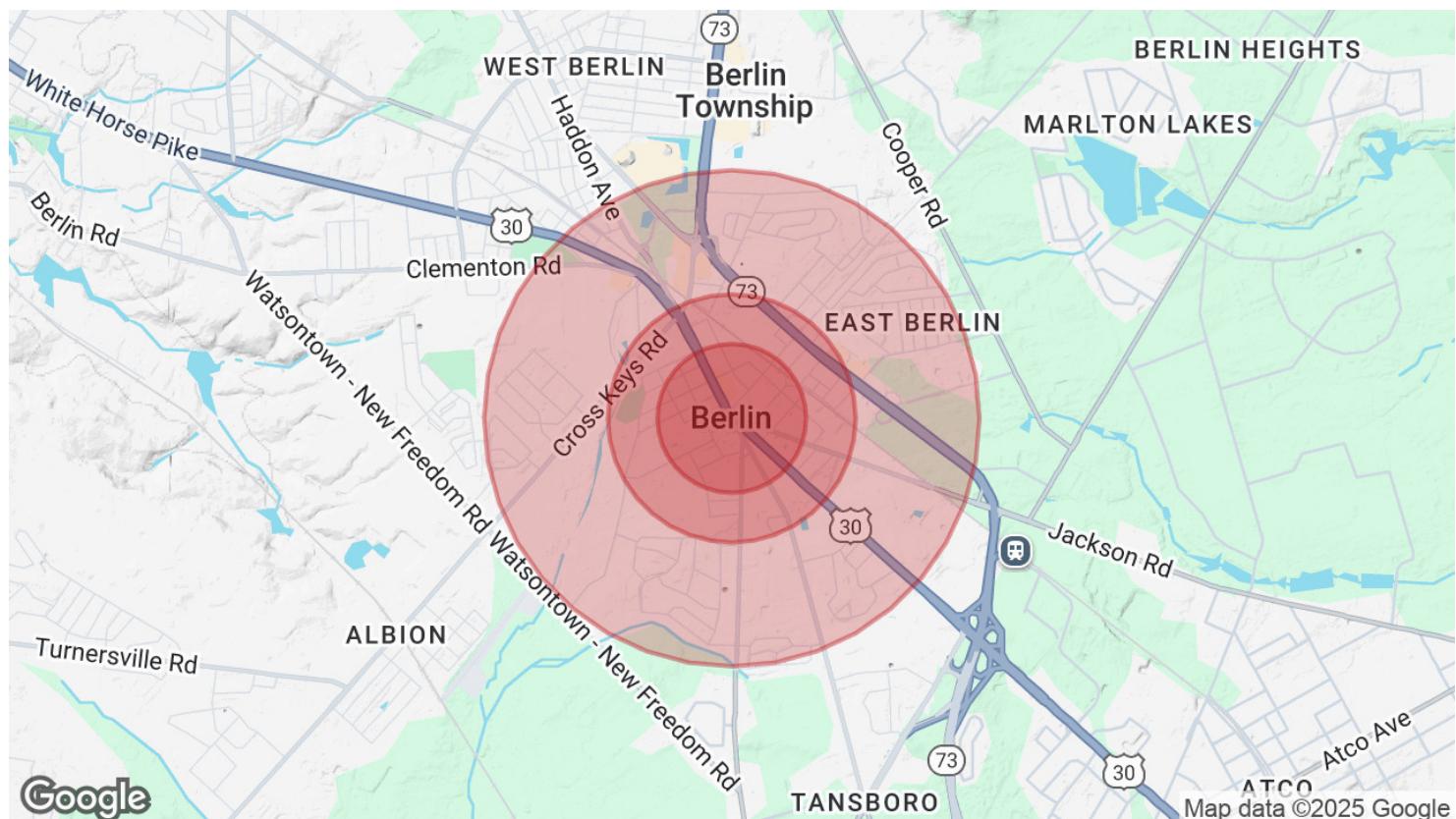
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# DEMOCRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	656	2,022	6,413
Average Age	43	43	44
Average Age (Male)	41	41	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	790	2,521
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$106,182	\$104,656	\$115,035
Average House Value	\$327,226	\$321,873	\$343,409

Demographics data derived from AlphaMap