
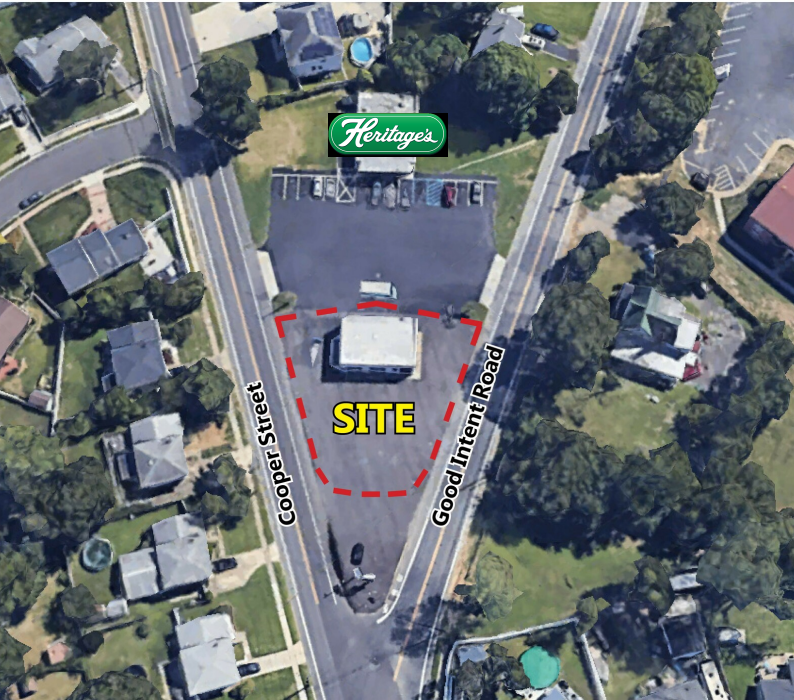


1305 COOPER STREET

Deptford, Gloucester County, NJ 08096

 FOR SALE
 AUTO BODY
 1,200+/- SF



PROPERTY DESCRIPTION

- Located at high traffic triangular corner in front of a Heritage's Dairy Store
- 25,700 vehicles per day pass through triangle
- Reception area - 14'x15'
- Private office - 7'x7'
- Shop area - 30'x31'
- Shop area ceiling - 12'
- Two 10'x10' bay doors
- 3 phase electric and gas heat
- Water & sewer at site
- Zoned R10A - Medium Density Residential
- Block 577/Lot 36
- Real Estate Taxes: \$10,256 (2023)

OFFERING SUMMARY

Sale Price:	\$395,000	NEGOTIABLE
Lot Size:	0.58+/- Acres	
Building Size:	1,200+/- SF	

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,017	28,753	80,437
Total Population	8,007	72,245	201,398
Average HH Income	\$132,375	\$111,706	\$117,779

FOR MORE INFORMATION


Roy Kardon, SIOR

 856.724.4265

 roy.kardon@naimertz.com

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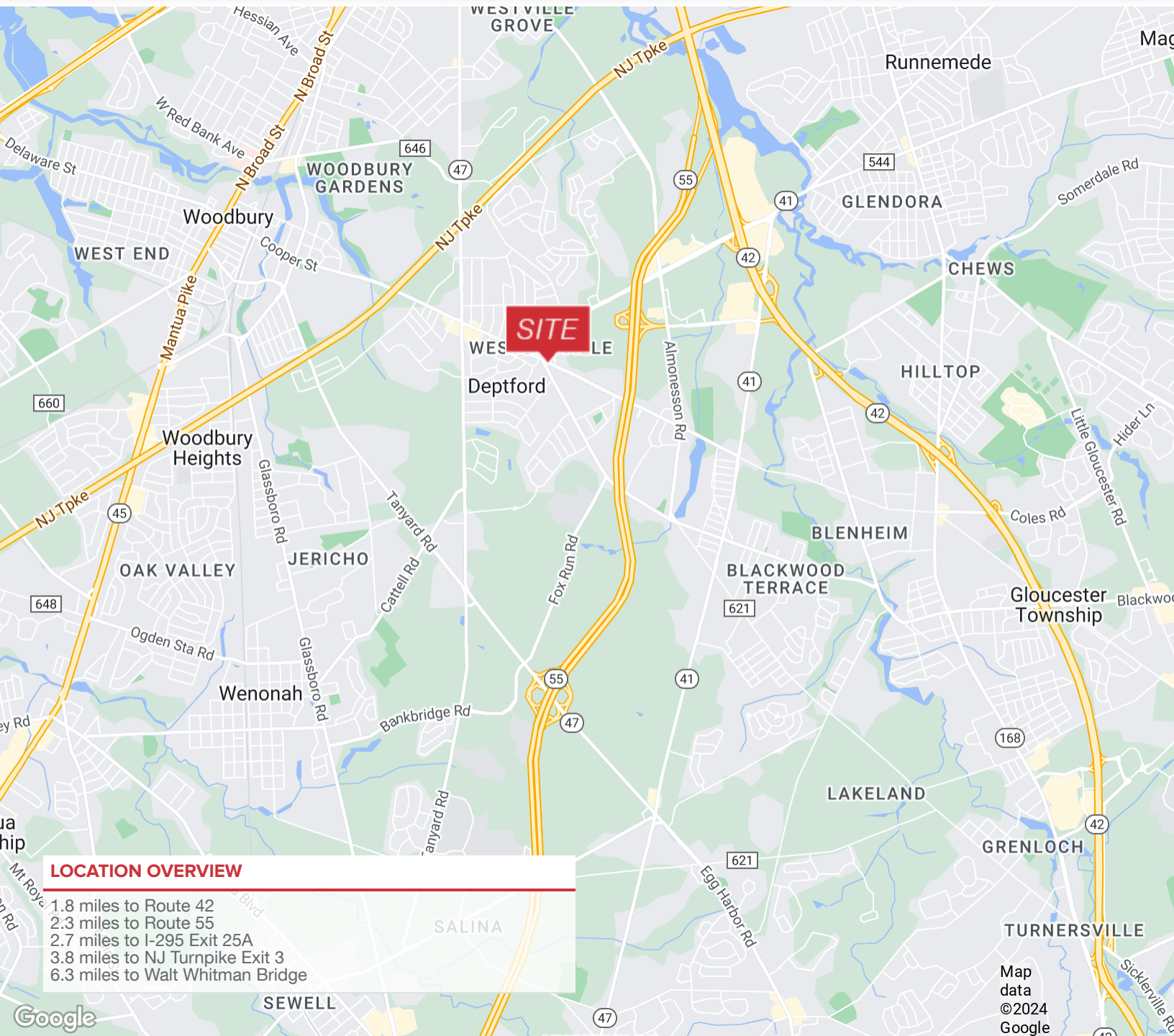
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