



<b>Status:</b>	Active 06/23/2025	<b>List Price:</b>	\$1,750,000
<b>Property Sub-Type:</b>	Commercial	<b>Lease Price:</b>	
<b>County:</b>	Monmouth	<b>Original List Price:</b>	1,750,000
<b>Municipality:</b>	Middletown (MID)	<b>Apx Year Built:</b>	1962
<b>Area/Section:</b>	Belford	<b>Total SqFt:</b>	1,938
<b>Complex/Subdivision:</b>		<b>Available SqFt:</b>	
<b>Tax ID#:</b>	32-00488-0000-00010	<b># Levels:</b>	1
<b>Lot Dimensions:</b>		<b>Basement:</b>	
<b>Farm Assessed:</b>	No	<b># Parking Spaces:</b>	
<b>Sale:</b>	Yes	<b># Car Garage:</b>	
<b>Franchise:</b>	No	<b>Water Type:</b>	
<b>Zoning:</b>		<b>Handicap Access:</b>	
<b>Use:</b>	Automobile S; Service Station; Other	<b># Rental Units:</b>	
<b>Directions:</b>	NJ-36 to Main St Belford. Property located just off NJ-36 near Campbell's Junction		
		<b>Deed Restricted:</b>	
		<b>Linked Listing:</b>	

OWNER RETIRING AFTER NEARLY 40 SUCCESSFUL YEARS! A rare opportunity to acquire a well-established, TURN-KEY GAS STATION, AUTO REPAIR, AND TOWING BUSINESS in a high-traffic location on Route 36. This long-standing Sunoco Station pumps approx. 35,000 gallons per month and benefits from over 25,000 vehicles passing daily, ensuring strong visibility and steady customer flow. The property includes 2 fully operational service bays, an on-site office, and a grandfathered impound yard—a valuable for the towing business, which is also included in the sale. The site is equipped with single-wall fiberglass tanks and carries a clean bill of health from the DEP. Business and property sold together—turn-key legacy opportunity. Inquire for details.

<b>Elevator Capacity:</b>	<b>Industrial SqFt:</b>		<b>Other SqFt:</b>	<b>Office SqFt:</b>
<b>Retail SqFt:</b>			<b>Warehouse SqFt:</b>	
<b>Business Operating:</b> Yes	<b>Business Name:</b>	JNR Sunoco	<b>Year Established:</b>	
<b>Monthly Maint Fee:</b>	<b>Lease Expiration Date:</b>		<b>Other Lease Terms:</b>	
<b>Financials Per:</b>	<b>Gross Income:</b>	<b>Total Expenses:</b>	<b>Net Operating Income:</b>	<b>Reserved for Replacement:</b>
<b>Gas:</b>	<b>Oil:</b>	<b>Phone:</b>	<b>Water/Sewer:</b>	<b>Repair/Maintenance:</b>
<b>Electric:</b>	<b>Payroll:</b>	<b>Insurance:</b>	<b>Mgmt Fee:</b>	<b>Supplies:</b>
<b>RE Taxes:</b>	<b>Landlord Pays:</b>	<b>Energy Features:</b>		
<b>Rent Expense:</b>				
<b>Tax Year:</b> 2024	<b>Special Assessment:</b>	<b>Asmnt - Improvements:</b> 160,300	<b>Farm:</b>	No
<b>Taxes:</b> 10,742	<b>Asmnt - Land:</b> 492,700	<b>New Construction:</b>	<b>Deed Restricted:</b>	
	<b>Asmnt - Total:</b> 653,000			

**Possession:** At Closing; Negotiable **Parking:** On Site

<b>Tenant Name:</b>	<b>Tenant Phone:</b>	<b>Alternate Phone:</b>	
<b>Water:</b> Public Water	<b>Sewer:</b> Public Sewer	<b>Gas:</b> On Site	<b>Electric:</b> 220 Volts
<b>Water Heater:</b> Electric			
<b>Heating:</b> Oil Below Ground			

<b>Listing Office:</b> 3190 Keller Williams Realty Central Monmouth	<b>Office:</b> 732-945-5253	<b>Owner Name:</b> Agent for Owner	<b>LD-EX:</b> 06/23/2025 - 01/01/2026
<b>Listing Member:</b> 56222 Steven Maguire	Cell:908-907-1966	<b>Seller Discl:</b> None	
<b>Co-listing Office:</b> 3190 Keller Williams Realty Central Monmouth	Primary: 908-907-1966	<b>Owner:</b> Individual(s)	
<b>Co-listing Member:</b> 16214 Laura Maguire	CLM Cell: 908-670-0366	<b>Possession:</b> At Closing; Negotiable	
<b>Agency:</b> SA <b>Typ:</b> Exclusive Right To Sell		<b>Add'l Showing Inst:</b> Property shown with scheduled and confirmed appointments only. Please do not just "Go and Show."	
<b>LBox:</b> No			
<b>Showing:</b> 24 Hour Notice; AM Only; Appointment Only; Text Agent			
<b>Agent Notes:</b> Property shown with scheduled and confirmed appointments only. Please do not just "Go and Show." Please text Steven or Laura to request an appointment.			



**Presented by:**  
Steven Maguire  
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