

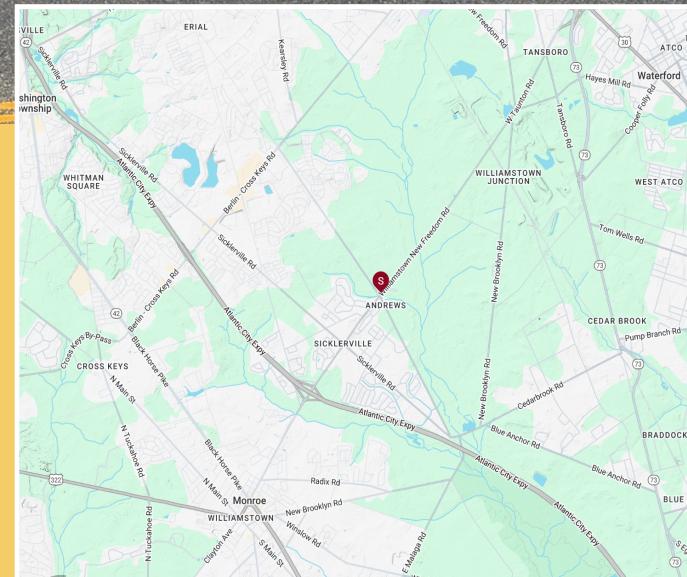
National Color Graphics

1755 Williamstown Road
Gloucester Twp. (Sicklerville) NJ 08081



HIGHLIGHTS:

- » SOLID \$4,250SQFT COMMERCIAL BUILDING WITH PRIVATE PARKING LOT
- » CORNER LOCATION, STREET TO STREET
- » MULTIUSE - OFFICE; SMALL BUSINESS; CONTRACTOR
- » REASONABLE PROPERTY TAXES AT \$8,000 PER YEAR
- » PRICED BELOW MARKET AVERAGE AT \$106.00 PER SQ FT



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2025 Population	39,887	114,980	390,027
2025 Average HH Income	\$113,802	\$116,899	\$120,404

Exclusively Marketed by:

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PROPERTY SUMMARY

Building SF	4,250
Land Acres	.35
R.E. Taxes	\$8,100/yr
Price per sqft	\$106
Year Built	1984
Zoning Type	CR
Equipment	Business & equipment not for sale
Traffic Counts	8,000 VPD
Corner Location	Yes - street to street
Private Parking	4,320sf macadam- (9) parking spaces plus (5) in front of building
Frontage	150' Williamstown Erial Road

INVESTMENT SUMMARY

Offering Price	\$450,000
Price PSF	\$105.88

INVESTMENT SUMMARY

Multiuse Commercial Building Priced for a Quick Sale! 4,250sf building on a .36 acre corner lot, street to street is now available. Previously the home of a commercial printing business, family owned and operated since 1984, owner is looking to retire. This is an asset sale – building & property only. Located in a growing area with both residential and commercial new construction. Possibilities are endless – office; small business; combination warehouse. - Legal, Accounting, Insurance, Real Estate office or contracting business. Perfect for plumbing, electrical or general contracting business. Private parking lot (15) spaces can accommodate small trucks and vans as well. Currently unused 4,960sf grassy area also can be repurposed. This is a steal at \$ 106/sf. Close proximity to Rt. 73, Rt. 30, NJ Turnpike & Rt. 295. Flexible terms – great opportunity!!

