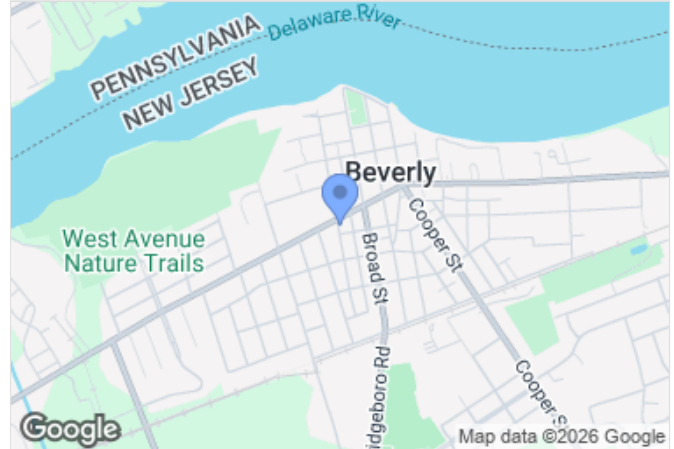


Property Flyer

400 Magnolia St, Beverly, NJ 08010

\$437,500



MLS #: NJBL2111178

Price/Sq Ft: \$72.92 **Type:** Other

Building SqFt: 6,000 / Estimated **Present Licenses:** None

Business Type: Manufacturing

Remarks:

We present this rare and highly functional asset designed for maximum stability complimented by incredibly broad zoning opportunities. Property Overview: Positioned in the heart of a community primed for innovation and economic growth, 400 Magnolia Street offers an unparalleled opportunity for business owners, investors, and entrepreneurs. It is located within walking distance to the Rail Line and bus with on-site and street parking. The Main Structure contains 4300+ sq ft. featuring high ceilings and clear span space with a loading dock and full basement. It can serve as a turnkey flex space for a wide range of uses. And the industrial-grade infrastructure makes it equally prepared for modern commerce, inventory management, or light fulfillment. The Second Structure has equally broad use opportunities ranging from a workshop to storage. It is independent of the main building with high ceilings over its 1,600 sq. ft. with two 10' tall garage doors. Unbeatable Zoning & Financial Strategy: This property is zoned C2 commercial space and includes uses ranging from microbrewery and distillery to professional services, and beyond. This flexible designation gives it a distinct edge in the regional market. Permitted uses within the C2 Zone include Professional Accounting and Tax Preparation, Payroll Company, Advertising Agency, Engineering Office, Architects Office, Veterinarian Office, Medical Office, Restaurant, Distillery, Brewpub, Microbrewery, Caterer and Catering Hall, Hair and Nail Salon, Florist, Photography Studio, Jewelry Store, Music Lessons, Art Gallery, Museum, Exercise and Fitness Spa, Sports and Wellness Center, Movie Theater/Cinema, Dance Studio, Performing Arts Studio, Government building and facility, Educational and related services, Laundromat. * Location & Community Impact: This location offers easy regional access to surrounding economic centers like Delanco, Delran, Willingboro, Edgewater Park, Burlington City, Riverside, Camden, and Philadelphia and is well serviced by public transportation and major arteries through the area including Routes 130, 73, 295, 95 and the NJ Turnpike. Whether you are expanding a regional footprint or launching an innovative destination concept, this property delivers the infrastructure to build long-term *Some uses noted may require permits, licenses or other authorization from the City, County and/or State or Federal agencies

