



## RT 35 Gas Station, Retail and Auto Mechanic

812 State Route 35, South Amboy, NJ 08879



**Anthony Mecca**

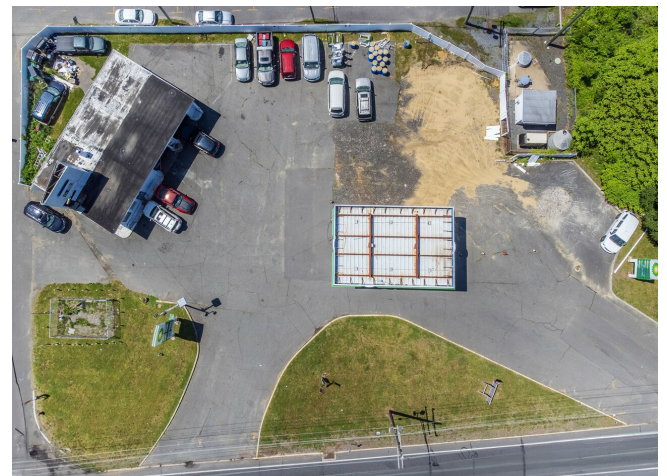
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# RT 35 Gas Station, Retail and Auto Mechanic

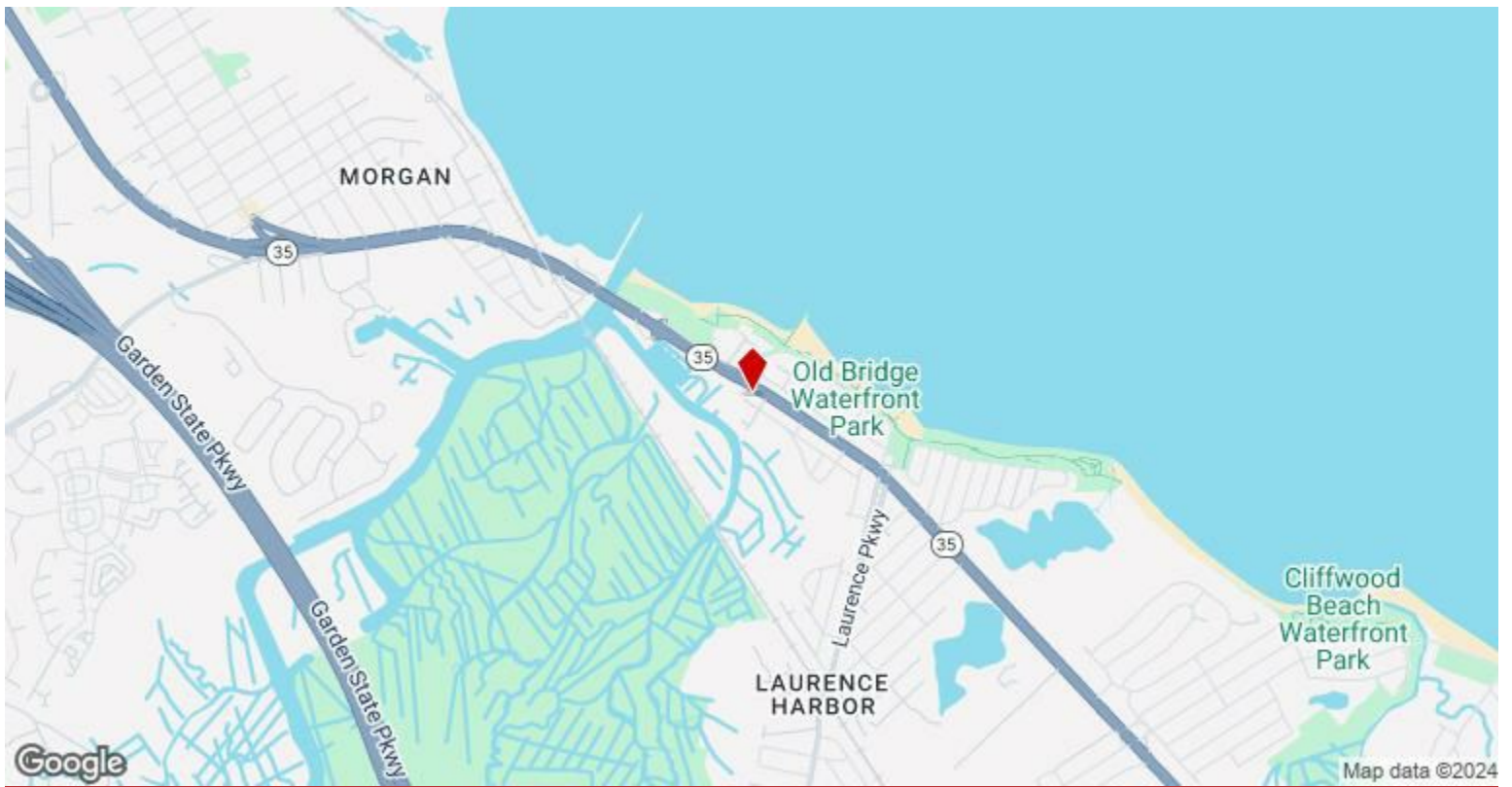
\$1,850,000

This property's strategic location and versatile facilities make it a lucrative investment. The high daily traffic count guarantees a steady flow of potential customers, while the proximity to the marina adds an additional stream of clientele. Don't miss this chance to own a multi-faceted commercial property in a high-traffic area. Contact me today to learn more and schedule a viewing....

- High Visibility, Over 30,000 cars pass daily
- Current uses are Gas station, Convenient store and Auto Mechanic Shop
- Prime spot on rt 35 with over 350ft of Frontage, Big Lot .835 acres
- U - Turns across the street and at the lights
- Town has plan for High Density buildings to be built in the future.
- Tanks were removed. Certified Clean Soil from the New Jersey Department of Environmental Protection (NJDEP)

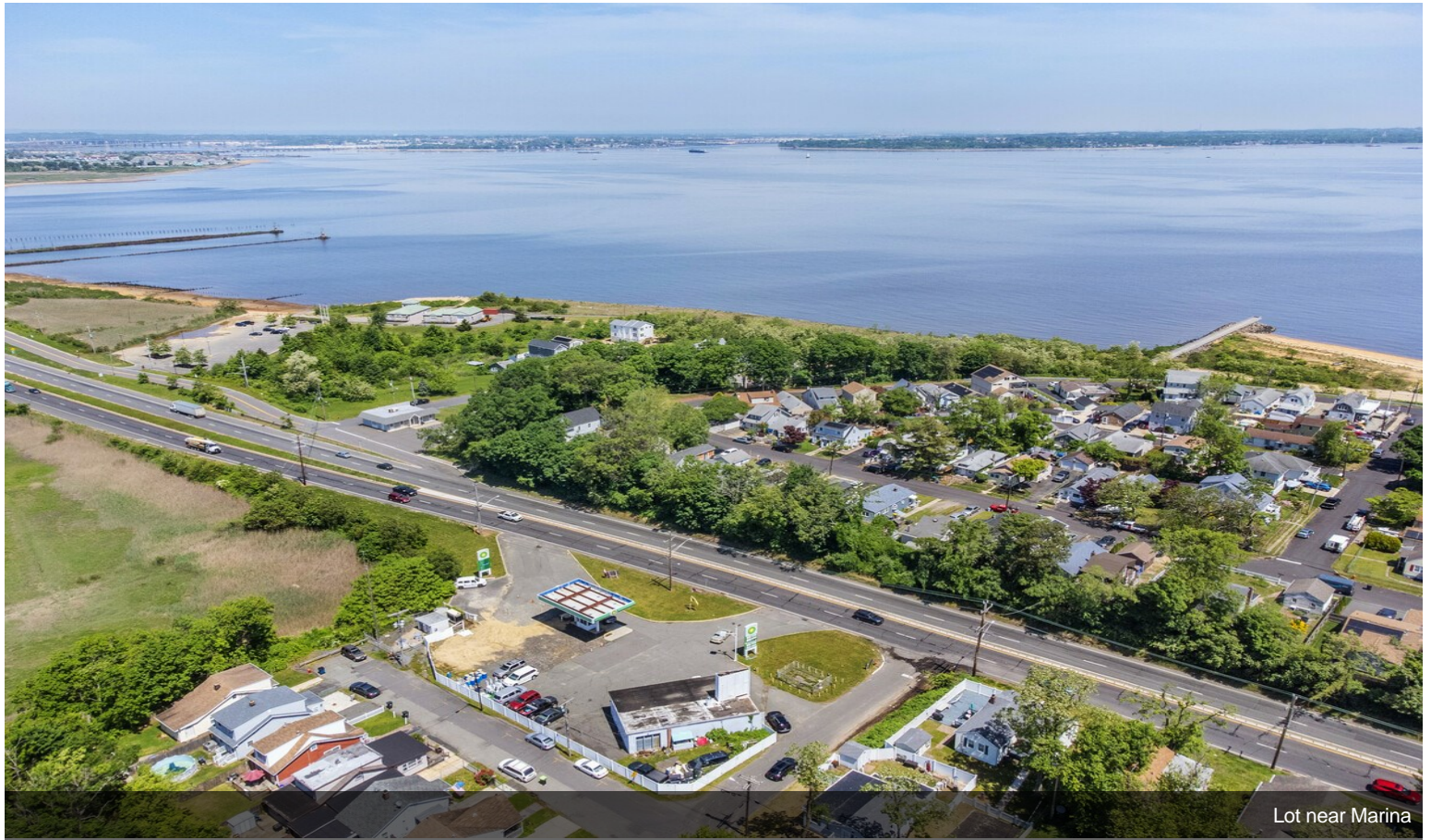


Price:	\$1,850,000
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.83 AC
Gross Building Area:	8,000 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	1920
Tenancy:	Multiple
Parking Ratio:	7.33/1,000 SF
Zoning Description:	R5, Old Bridge
APN / Parcel ID:	15-01000-0000-00018-11
Walk Score ®:	36 (Car-Dependent)



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# Property Photos

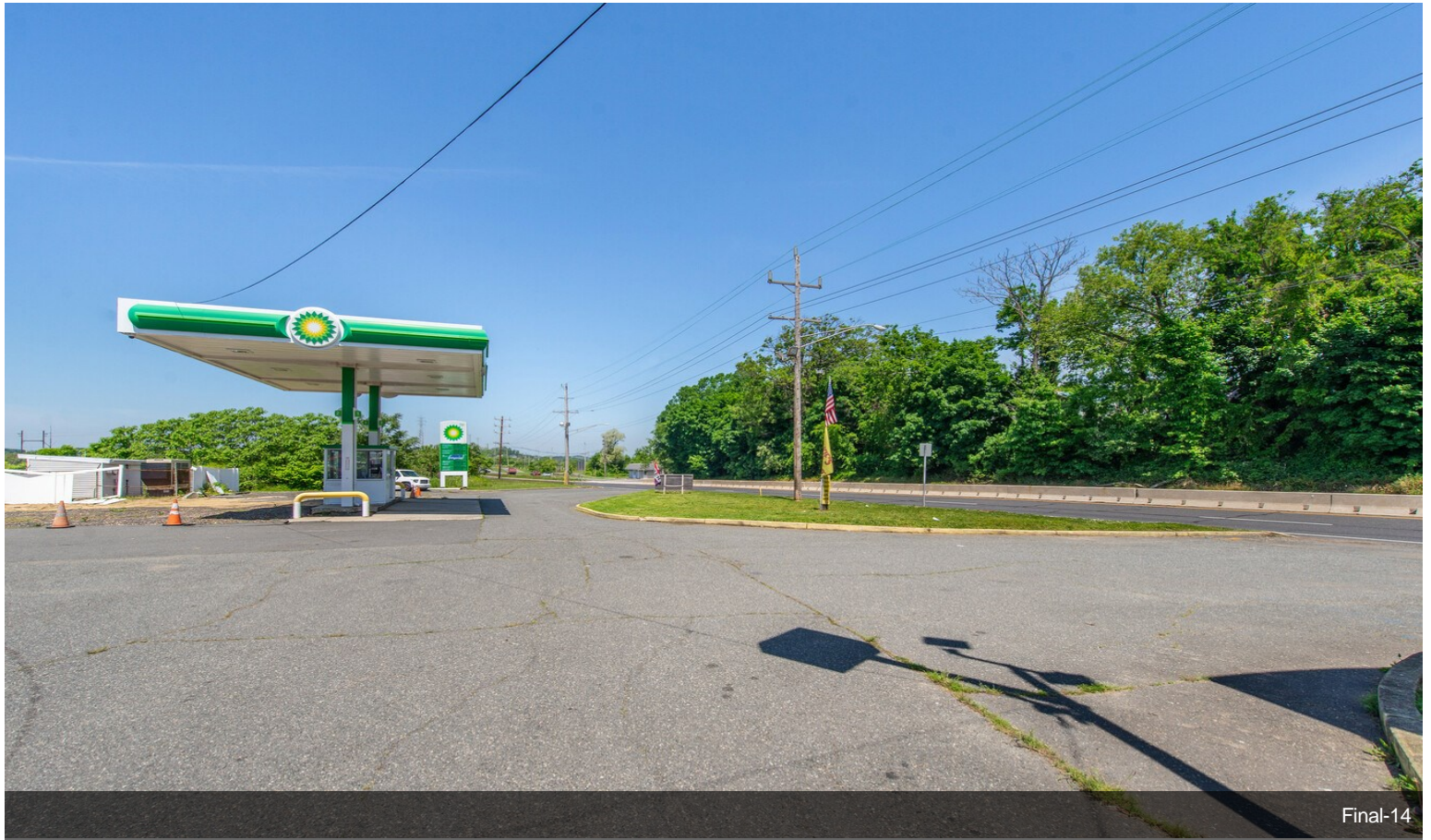


Lot near Marina



Gas station

# Property Photos

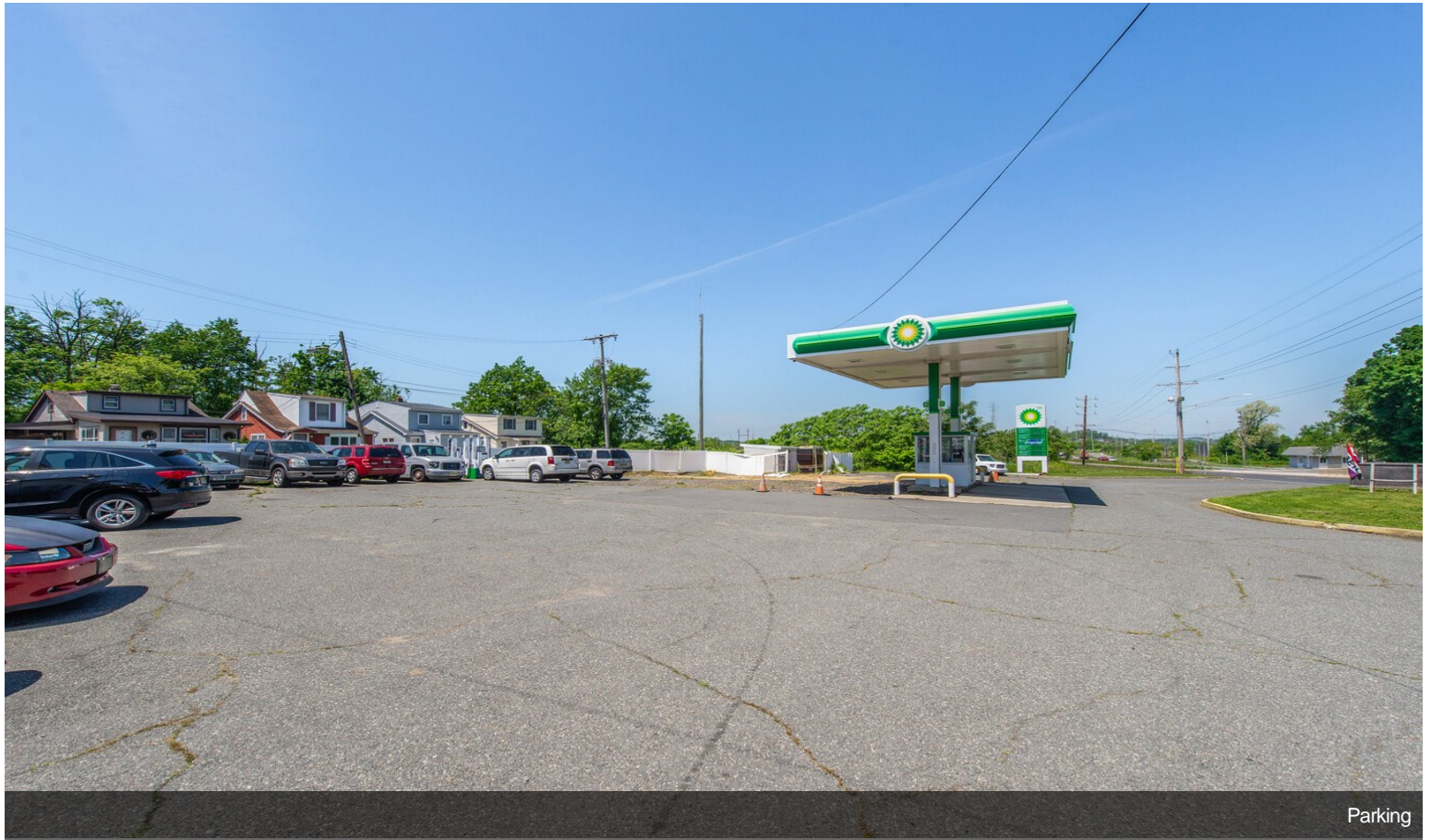


Final-14



Parking

# Property Photos



Parking



Side of Building

# Property Photos



Side of Building

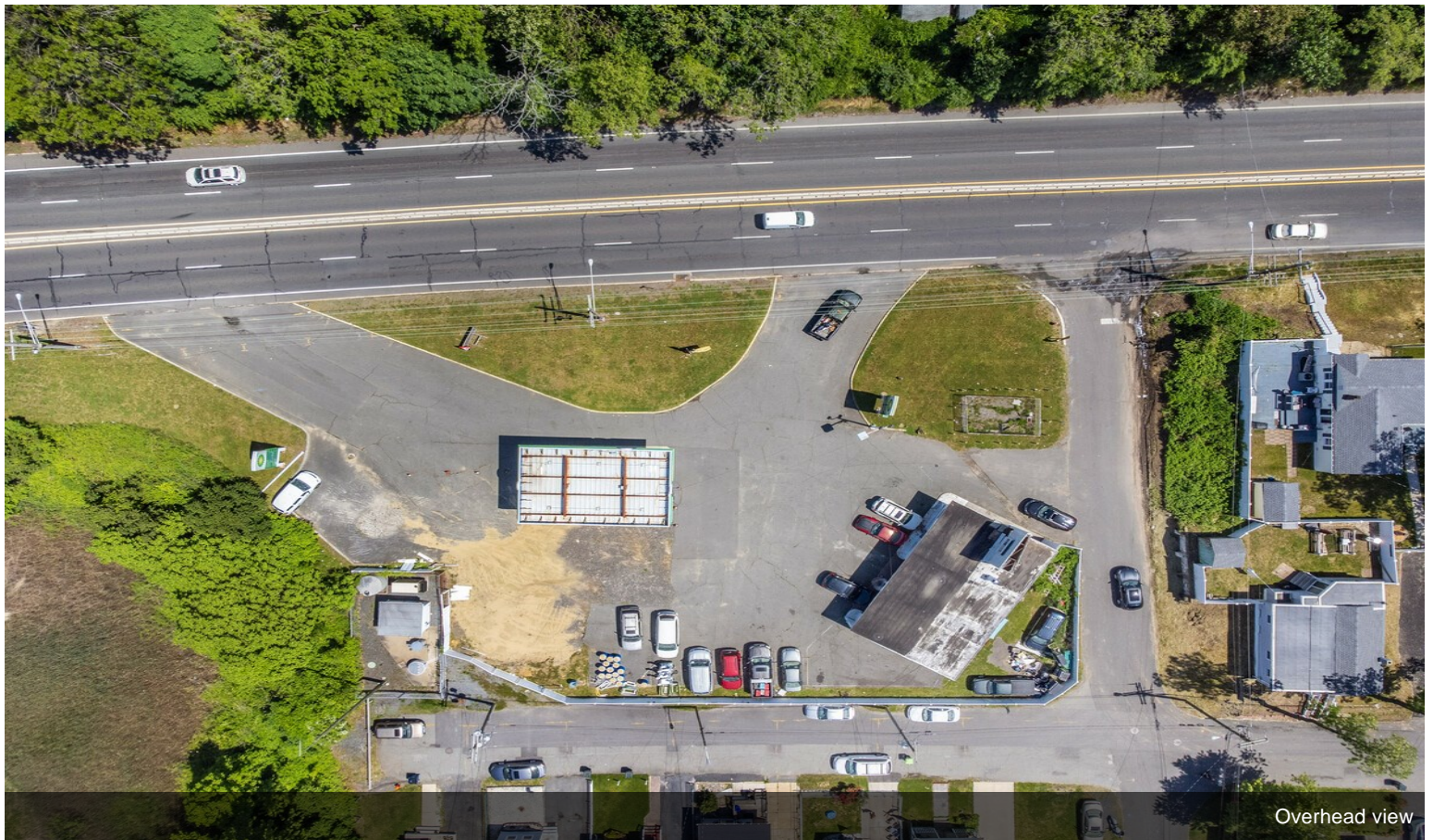


Rear of Building

# Property Photos



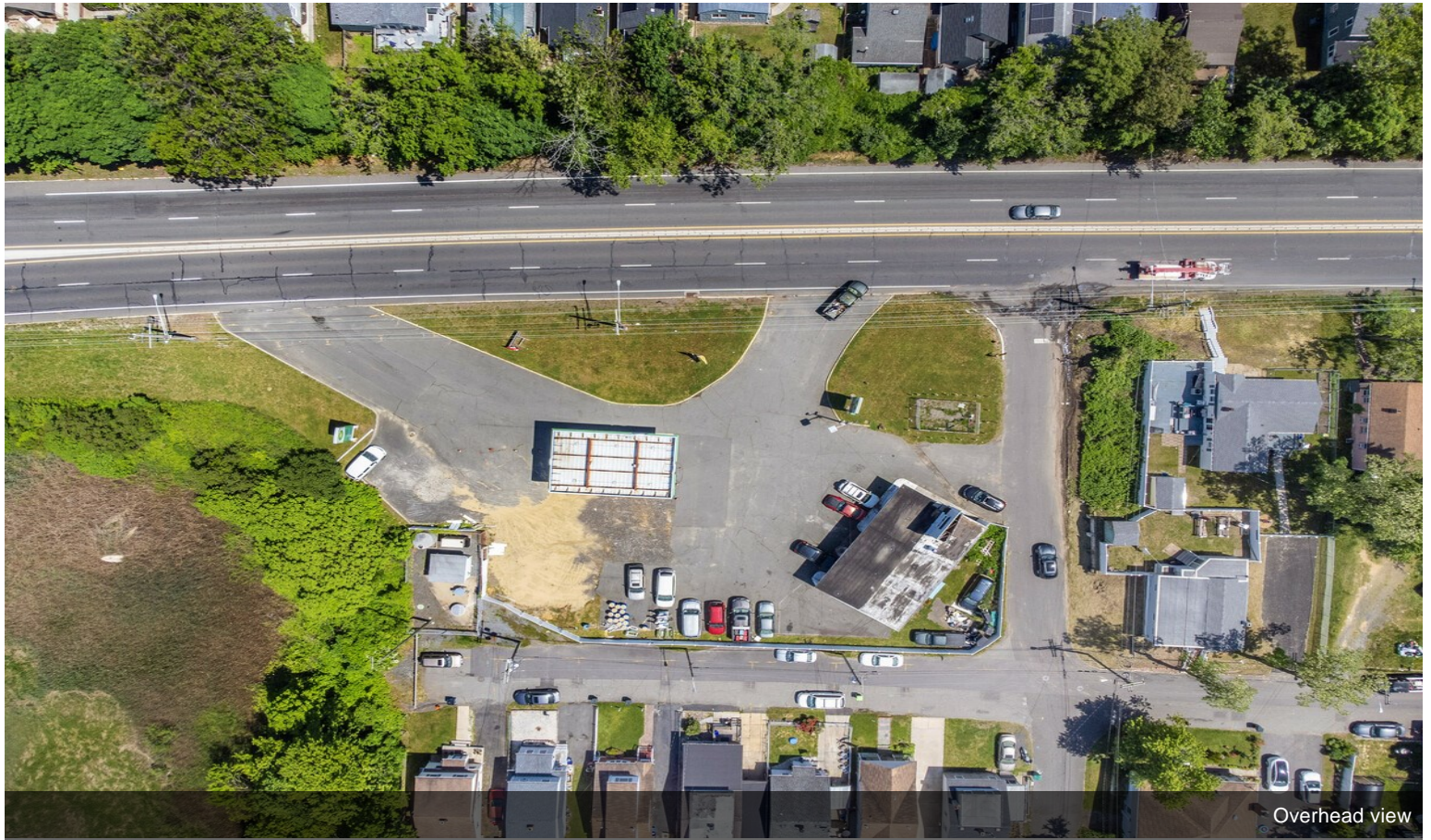
Overhead view



Overhead view



# Property Photos



# Property Photos



Overhead view



Overhead view