

1010 PA-390

BARRETT TWP., PA 18326



INDUSTRIAL/FLEX SPACE

Property Description:

- Zoning MU-V (Mixed Use - Village)
- Potential to Develop on Existing Land in Rear with Zoning Approval
- 2.29 Acres, 4,840 SF
- 128 Ft. of Frontage, +/- 6,000 VPD

**Freestanding Retail/Warehouse
For Sale**

Nicholas D'Egidio | Sales Rep - Licensed in NJ and PA
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1101 Richmond Ave, Suite 200, Point Pleasant Beach, NJ 08742 | www.ColettaCommercial.com | Licensed Real Estate Broker

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Sale Info

Freestanding commercial property available in Monroe County (Cresco/Barrett Township) on 2.29 acres with 128 feet of road frontage and approximately 6,000 vehicles per day (VPD). Great location for an owner-occupant seeking to grow their business, featuring 1,000 square feet of retail space in the front with large display windows, an office area, bathroom, parking for 5-10 vehicles, and road signage. The property also includes 3,800 square feet of garage/storage/warehouse space on the side and rear, with parking for 10-20 vehicles, three overhead doors, and a loading dock.

Zoned MU-V (Mixed Use-Village), potential uses include retail, business service, repair shop, service station, and automotive sales, with the possibility to expand or develop on the vacant land in the rear, pending township and zoning approvals. The property is currently 100% occupied. One tenant is on an existing one-year lease and would consider renewing, while the other tenant is on a month-to-month lease and would also consider renewing or relocating.



Freestanding Retail/Garage/Warehouse

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