

# BUSINESS & BUILDING FOR SALE!

121 South Pavilion Ave | Riverside, NJ 08075  
Listed At \$789,000



**SMIRES**  
&  
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375 Farnsworth Ave • Bordentown, NJ 08505

# PROPERTY FEATURES

Laundromat and Building for Sale!!- Incredible investment opportunity- This 3600 sq/ft. multi-purpose property is investors dream with a thriving laundromat with 2 established apartments above. The laundromat features high energy efficient washers and dryers. 17 total washers and 26 dryers along with 2 change machines and variety of 7 vending machines. Laundromat includes handicap accessible bathroom, storage room, security system, tv's, fire alarm system, folding stations and basement office. Extremely well designed with access to the back of all the laundry machines and concrete supports in basement to support the multiple washer/ dryers. All 3 units have separate utilities and both apartments above the street side laundromat have excellent tenants, separate entrance. Apartment 1 includes 1 bedrooms and 1 full bath along with kitchenette and baseboard heat. Apartment 2 features 3 bedrooms, large living room, central air and new flooring and carpet. This property is ideally located in downtown riverside, close to the municipal building and post office. Many strong local businesses neighbor this complex including dentists, restaurants, and accountants. Don't miss this aggressively priced opportunity.

## FEATURES

- 17 New High Energy Efficient Washers
- 26 New High Energy Efficient Dryers
- 7 Vending Machines
- \*\*No Sewer Impact Fee
- Bathroom (handicap accessible)
- Folding Stations
- Fans
- Central Air
- Tv's
- Security System
- Fire Alarm System
- Full Basement
- Separate Utilities; water, gas, electric, hot water
- New hot water heater
- 2 Change Machines
- Storage closet with Slop sink
- Automatic locks and lighting (5am/ 10pm)
- New flooring and paint
- Access behind machines for future service
- Ideally located in downtown riverside steps from post office and municipal building.

## Apartment 1

- 2 bedrooms
- Kitchen
- Baseboard heat
- 1 full bath
- Separate entrance
- Separate Utilities; water, gas, electric, hot water

## Apartment 2

- 3 bedrooms
- 1 Full bath
- Full eat in kitchen
- Oversized living room
- Separate entrance
- Central Air
- New Carpet and flooring
- Separate Utilities; water, gas, electric, hot water



