

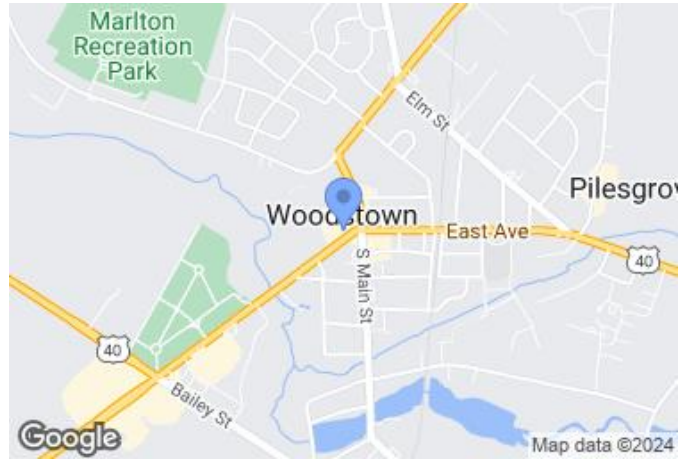
Client Full

19 West Ave, Woodstown, NJ 08098

Active

Commercial Sale

\$279,900



Recent Change: **08/13/2024 : DOWN : \$299,900->\$279,900**

MLS #:	NJSA2011546	Available SqFt:	2,200.00
Tax ID #:	15-00021-00025	Price / Sq Ft:	176.70
Ownership Interest:	Fee Simple	Business Use:	Flex, Other
Sub Type:	Mixed Use	Year Built:	1900
Waterfront:	No	Property Condition:	Excellent, Very Good, Good, Average

Location

County:	Salem, NJ	School District:	Woodstown-Pilesgrove Regi Schools
MLS Area:	Woodstown Boro - Salem County (21715)	High School:	Woodstown H.S.
		Middle/Junior School:	Woodstown M.S.
		Elementary School:	Mary S Shoemaker School

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	\$5,750 / 2023	Tax Assessed Value:	\$145,000 / 2023
County Tax:	Annually	Imprv. Assessed Value:	\$46,700
City/Town Tax:	Annually	Land Assessed Value:	\$98,300
Clean Green Assess:	No	Land Use Code:	0
Municipal Trash:	Yes	Block/Lot:	00021 / 00025
Zoning:	MIXED USE		

Commercial Sale Information

Business Type:	Flex, Other	Potential Tenancy:	Multiple
		Building Area Total:	1,584 / Estimated

Building Info

Building Total SQFT:	1,584 / Estimated	Construction Materials:	Wood Siding
		Flooring Type:	Carpet, Wood
		Roof:	Shingle
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	0.12a / 5227sf / Assessor	Lot Size Dimensions:	63.00 x 83.00
Fencing Y/N:	No	Lot Features:	Adjoins - Public Land

Parking

Truck/Trailer Parking Spaces	10	Features:	Parking Lot
Car Parking Spaces	100		
Total Parking Spaces	110		

Interior Features

Interior Features:	Accessibility Features: Other
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Utilities

Utilities:	Window Unit(s); Cooling Fuel: Electric; Heating: Baseboard - Hot Water; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer
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Remarks

Exclusions:	landlord and tenants personal belongings
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Public:	Opportunities like this do not come up very often. Prepare yourself to step back in time in this well maintained mixed use property located in downtown Woodstown. Just steps from the new Brewery, municipal
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hall, P City Bakery and tons of quaint shops. This unique property currently features a 1 bedroom, 1 bath apartment upstairs. This apartment features a spacious living room area, bedroom loft and a large kitchen with laundry space. There are two spaces to rent on the main level. To the left of the property, there is a 2 room office...currently being occupied by a esthetician. There is a half bath on this level that is shared between the two downstairs units. To the right, is a gorgeous office featuring vaulted ceilings and a stunning brick fireplace. There are 2 other office spaces on this side of the property. Chandeliers abound in this space and they are amazing. The two units downstairs share electric while the upstairs tenant has his own electric meter. This is a great chance to have a local office for yourself with cash flow from the other units or rent out the entire building as an investment. Come see this one of a kind property today!

Directions

Building is adjacent to the Woodstown borough/police dept parking lot. Park in Municipal parking lot. Sign is in the back yard of the property.

Listing Details

Original Price:	\$299,900	Previous List Price:	\$299,900
Sale Type:	Standard	DOM:	37
Listing Term Begins:	07/12/2024		
Possession:	31-60 Days CD, Subject to Existing Lease		
Acceptable Financing:	Cash, Conventional		

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