



2841-2901 Route 42

2841-2901 Route 42, Sicklerville, NJ 08081



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2841-2901 Route 42

\$1,750,000

A must see property!!!! Rare opportunity to own this tremendous cash flow property. 15,000 sq ft shopping center with endless possibilities for development and even greater cash flow. Property covers 288 ft corner to corner location on Route 42 in Washington Township. Property includes 5 total stores, 2 apartments, & 9 garage buildings. Current tenants include a Hair salon, barbershop, food market, fence company, a few car detailing/workshops, storage. Property is zoned to allow a CANNABIS retailer license. You get all the traffic going and coming Easy to get here from Philadelphia or down the shore Rowan is approximately 15 minutes away. Atlantic City Expressway is a few minutes away plenty of stores tons of commercial traffic every day is on this road and traffic both ways. Excellent opportunity awaiting!!!!...

- Approximately 80,000 people passed the property daily.
- Proposed through the township for a cannabis dispensary.
- Financials are available to qualified buyers upon request.



Price:	\$1,750,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Lot Size:	0.72 AC
Gross Building Area:	15,200 SF
Sale Conditions:	Redevelopment Project
No. Stories:	2
Year Built:	1968
Tenancy:	Multi
Parking Ratio:	1.97/1,000 SF
Zoning Description:	NC
APN / Parcel ID:	18-00094-0000-00003
Walk Score ®:	53 (Somewhat Walkable)



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Property Photos



Building Photo



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Other



Other

Property Photos

