



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

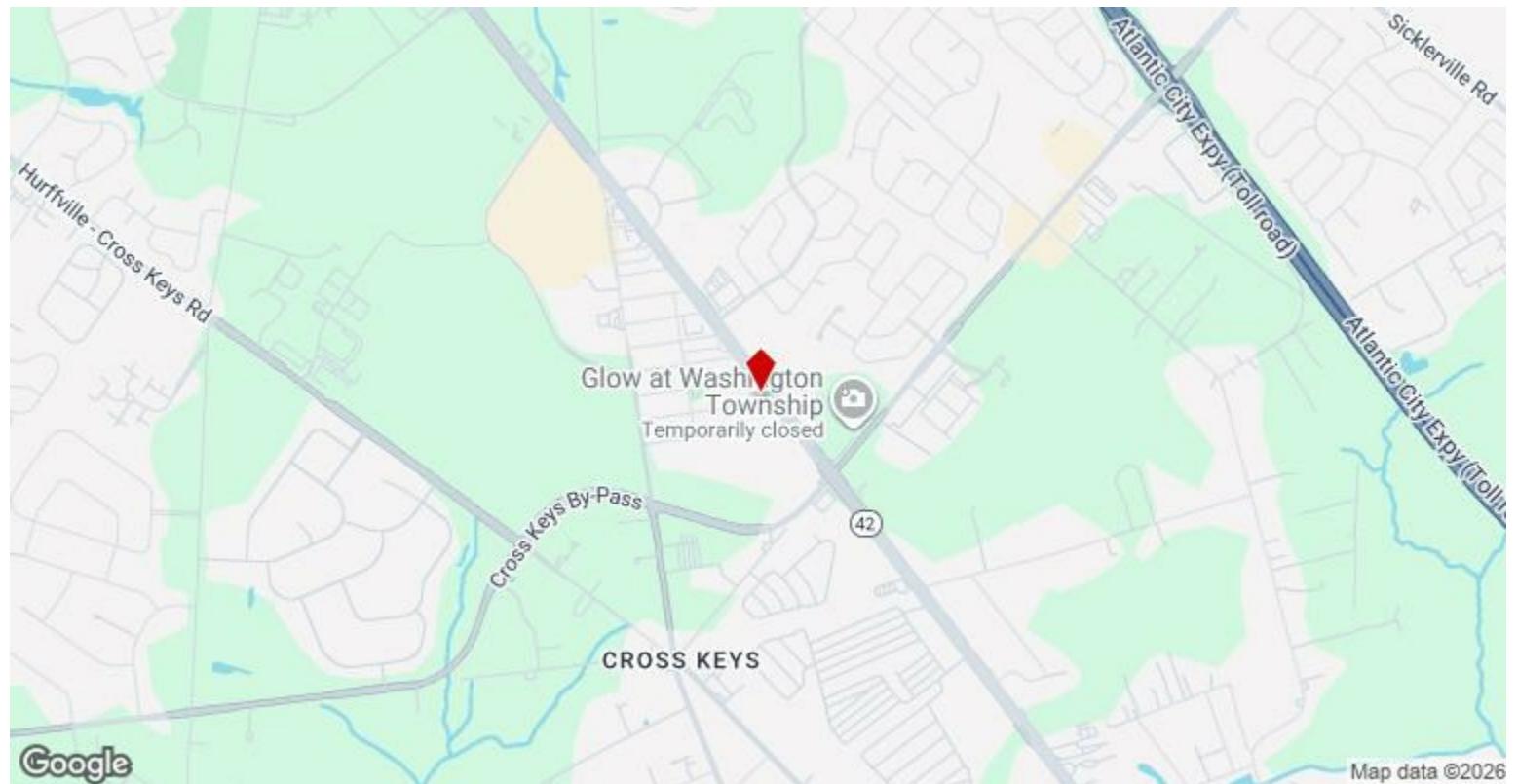
Parking Ratio: 1.97/1,000 SF

Zoning Description: NC

APN / Parcel ID: 18-00094-0000-00003

Walk Score ®: 53 (Somewhat Walkable)





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Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



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Property Photos



Other



Construction Photo