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# Commercial Realty Group, Inc.

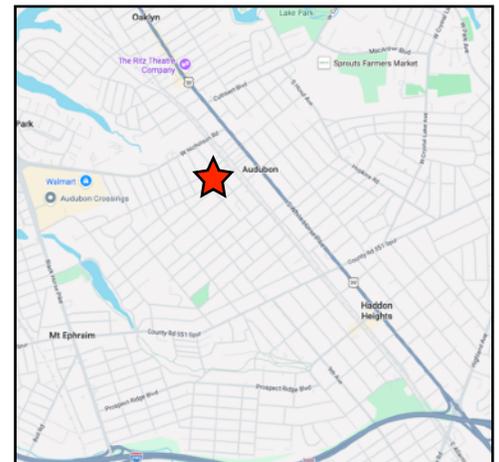
BROKERAGE ♦ DEVELOPMENT ♦ CONSULTING

## UNIQUE INVESTMENT PROPERTY Opportunity for investors and owner/occupant Charming Downtown Audubon, New Jersey 124 W Merchant Street



### KEY INFORMATION

- Hybrid investment opportunity - own a property that provides stable income along with the ability to occupy 1,800 sf in Audubon, NJ
- Located at corner of W Merchant Street and Oakland Ave
- Property is improved with 3,529 square foot detached commercial building on a 0.1148-acre corner parcel
- Two long-term tenants (dental practice and beauty salon) that provide stable income with upside potential
- New owner has right to terminate beauty salon post sale and either occupy or re-lease to different user
- Property includes two dedicated parking spaces in rear
- 2025 Real Estate Taxes: \$12,709
- Zoning: B-1 -Business District which permits wide range of retail and office/professional uses
- Call or email for additional information



For additional information, contact:

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