

22 West Front Street Florence, NJ 08518

Prime Retail exposure
Large display windows

PROPERTY FEATURES

- Three story mixed use building
- Building area: 5,600 Square Feet
- Land area of: 40' X 100'
- Multiple parking at the front
- Private 2 car parking in the back accessible through alley
- Convertible Retail/Restaurant space
- Three bedrooms, two baths on second floor Potential two bedrooms, one bath on third floor
- Block 48 Lot 6
- 2022 Taxes \$8,486

**HISTORIC RESTAURANT RESTORED WITH MODERN
TWIST
INCREDIBLE RIVERVIEW**

LOCATION FEATURES

- Property located at Delaware River view
- Located within mixed residential, commercial neighborhood
- High visibility, consistent foot/car traffic, with daily traffic count of 2,505 (2022)
- Florence Township public boat ramp
- Quick access to US Rt 130, Interstate System 95,295 & Nj Turnpike
- Convenient to Florence Light Rail Stop
- Local businesses include post office, convenient stores, Deli
- Walkable distance from the H. Kenneth Wilkie Memorial Rivers Edge Park
- Avg Household Income \$96,706
- Med Household Income \$69,099
- 72% property ownership
- Diverse community

For property info contact: Charles Teh

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**RETAIL /
MIXED USE
OPPORTUNITY**

FOR SALE



