

# COMMERCIAL PROPERTY AVAILABLE FOR SALE



## 13,500 SF

Ideal for:

- Restaurant
- Retail
- Office

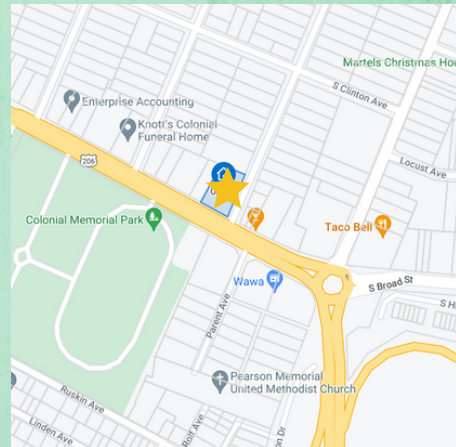


### 3048 S Broad St (Rt. 206)

High traffic retail/mixed use storefront building with great curbside exposure located at the corner of Mapleshade Ave. and South Broad St. in the heart of Hamilton Twp. Zoned Highway Commercial- permits can be configured for a wide range of uses and can be divided.

## PROPERTY HIGHLIGHTS

- 13,500 SF 1½ story masonry building (former Towne & Country Aluminum Co.)
- 1st Floor: 5,250 SF retail storefront units; 7,000 SF warehouse/offices, (2) baths
- 2nd Floor: 1,250 SF 3-Bdrm Apt.
- Lot Size: 127' x 191' (0.55± AC)
- Taxes: \$22,670.33 ('16)
- Zoning: HC (Highway Commercial permits wide range of uses)
- Utilities: Municipal water & sewer, PSE&G gas/electric
- Parking: Onsite parking 17 vehicles
- Electric: 400 AMP service
- Heating: Gas fired hot air, central A/C Retail Space
- Easy Access to Rt. 206, Rt. 33, Rt. 535, I-195, and I-295
- Located on Bus Line near the Whitehorse Circle



	1 MILE	3 MILES
POPULATION	56,000	129,000
INCOME (MED)	\$76,922	\$83,876

FOR INFO CONTACT: ANTHONY CONTI  
609-394-7557 X 116  
ANTCONTI@VERIZON.NET  
SUBJECT TO CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE

