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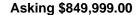








## 3800 Route 9 Rio Grande, NJ 08242





## **COMMENTS**

Prime Commercial Property with Exceptional Visibility on Route 9 Discover an outstanding opportunity with this expansive property boasting over 8000 square feet and a commanding 225 feet of frontage on the bustling Route 9, a major highway. The beautiful brick building, currently utilized as a church, presents a versatile space accommodating 250 practitioners in the main church, 100 in the chapel, and 60 in the auditorium/meeting hall equipped with a full kitchen. Additionally, the property includes a comfortable 3-bedroom, 2-bathroom residence. Key Features: Main Church: Capacity for 250 practitioners Chapel: Accommodates 100 individuals Auditorium/Meeting Hall: Seats 60, equipped with a full kitchen 3BR/2Bath Residence: Ideal for on-site living or additional use Strategic Location: Positioned in the business center of town, surrounded by major retailers including Walmart, Lowe\'s, Shoprite, Dunkin Donuts, Walgreen\'s, and county government offices Redevelopment Potential: Two buildings offer versatility for redevelopment or other group-oriented businesses such as day-care Land Development: Possibility for commercial/retail use with ample space for parking (75+ vehicles) Versatile Possibilities: With its proximity to prominent businesses and the potential for redevelopment, this property is an excellent opportunity for entrepreneurs looking to establish a new venture. The paved parking lot, capable of handling 75+ vehicles, adds to the convenience for various business operations. Explore the potential of this prime location, whether for continued use as a religious facility, conversion into a community center, or redevelopment for commercial and retail ventures. Don\t miss the chance to be a part of the thriving business hub at the heart of town.

> Ask for **Jan Estillo Neter Authe** Outside Feath Ealty Inc Parking Garage Sign One Spaces Other See 55th asks) Of See 15th Call: 609-399-4214 aved

Email to: jfm@befglefrealty?comrks

Cooling Water Central Air Public Conditioning

dule a viewing, contact us today.



