

**1071 Route 47 S
Rio Grande, NJ 08242**

Asking \$799,000,000.00



COMMENTS

LISTING UPDATE - JANUARY 11, 2023: THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) HAS DETERMINED THAT FRESHWATER WETLANDS AND WATERS ARE NOT PRESENT ON THIS PROPERTY, AND THAT NO PART OF THE PROPERTY OCCURS WITHIN A TRANSITION AREA OR BUFFER. THE MIDDLE TOWNSHIP TAX ASSESSOR'S OFFICE HAS UPDATED ITS RECORDS. ACCORDINGLY, THE LAND ASSESSMENT HAS AN INCREASE OF \$153,600, RESULTING IN A TOTAL PROPERTY ASSESSMENT OF \$583,300. AS OF JUNE 29, 2022, A NEW TOPOGRAPHIC SURVEY WAS COMPLETED - DUE TO SIZE IS NOT INCLUDED HEREIN BUT AVAILABLE IN HARD COPY FOR INTERESTED PARTIES. NEW SURVEY MARKERS IN PLACE FOR POTENTIAL BUYERS WANTING TO WALK THE PROPERTY. FOR INVESTORS, BUSINESS OPPORTUNISTS, AND ALL INTERESTED PARTIES, THIS LOCATION CAN'T BE BEAT. Options are endless with the incredible opportunity to own this commercial property in the heart of the business district in Rio Grande, New Jersey, the hub of business activity in lower Cape May County! Currently operating as a tattoo studio, this 1.40 acre parcel (60,984 sq feet) offers 153.9 feet of frontage on Route 47 S, a ¼ mile shy of Railroad Avenue. With a depth on the right of 513 feet, there is a ton of space for structure, parking, storage, etc. The existing structure was built in 1878. The first level consists of the tattoo business. The second level is an apartment with two bedrooms, one bathroom, living room, kitchen, and office. There is a third floor made up of two bedrooms and a half bath. Whether your plan is to restore the existing structure or tear down and create new, there are endless possibilities for this commercial property. **TIMING IS EVERYTHING AND THIS IS AN AWESOME OPPORTUNITY TO BUY COMMERCIAL IN THE HEART OF THE BUSINESS DISTRICT!!** To schedule a showing, contact Barbara Kerrigan at Haines Realty.

PROPERTY DETAILS

Exterior Block Frame/Wood	OutsideFeatures Storage Building	ParkingGarage 6 to 10 Spaces	InteriorFeatures Living Space Available Restroom Storage
Heating Baseboard Hot Water	Cooling Wall Units	HotWater Electric Gas	Water Public
Sewer Public Sewer			

Berger Realty

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