Berger Realty
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Berger Realty, Inc
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REALTOR

301 Broad
Milmay, NJ 08340

Asking $425,000.00

COMMENTS

Prime Location for a Commercial Business. 2.92 acres, Zoned (PVRC) Pinelands Village Residential/Commercial District. Located across the corner is Dollar General and Sidelines East Sports Bar and Grill. Some permitted uses are Retail Sales, Service Establishments, Banks, Offices, Theaters, Restaurants, Personal Service Shops and many other Commercial uses. You will need Pinelands and Twp approvals and possible variance for lot frontage and the vacating of Tyler Ave. The Zone only requires 2.5 acres with a lot frontage of 135 feet. Great Possibilities !!! Use existing building or start new. The existing property has a Charming older farmhouse with 2.92 acres with wrap around porch, New carpet in Living Room, Dining Room and Kitchen. Brick Fireplace with wood stove in Living Room, wood Ceilings in Living and Dinning Room. Built in Murphy Bed in Dining Room, Laundry Rm off Kitchen, Large Eat in Kitchen w/plenty of Cabinets. Full tile bathroom on 1st Floor, 3 Bedrooms on 2nd floor, with possible 4th bedroom that is a walk thru or could be used as a study/office. Central Air system. Walk up floored attic w/ attic fan. Bilco door to full basement and Inside Entrance. In ground Sprinkler system. Total 3 lots included in the sale for a total of 2.92 acres-- Lot#6 is 301 Broad St. 116x130, .2632 acre, Lot#5 is Rail Road Blvd.171x140, .5656 acre. Lot#4 is Rail Road Blvd 2 Acres.(See attached tax map with photos for location of lots-Tyler Ave is a paper street) The Property is being sold in AS IS condition. Buyer shall be responsible for all inspections, certifications and repairs to close.

PROPERTY DETAILS

Exterior	Parking	Garage	Interior Features	Basement
	1 to 5 Spaces		220 Volt Electricity	6 Ft. or More Head Room
	Off Street			Partial
	Paved			Unfinished
Cooling			Hot Water	
Central				
Septic				

Ask for Joan S. Spencer
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