FENNELLY
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

For Sale
2.42 Acres of Land

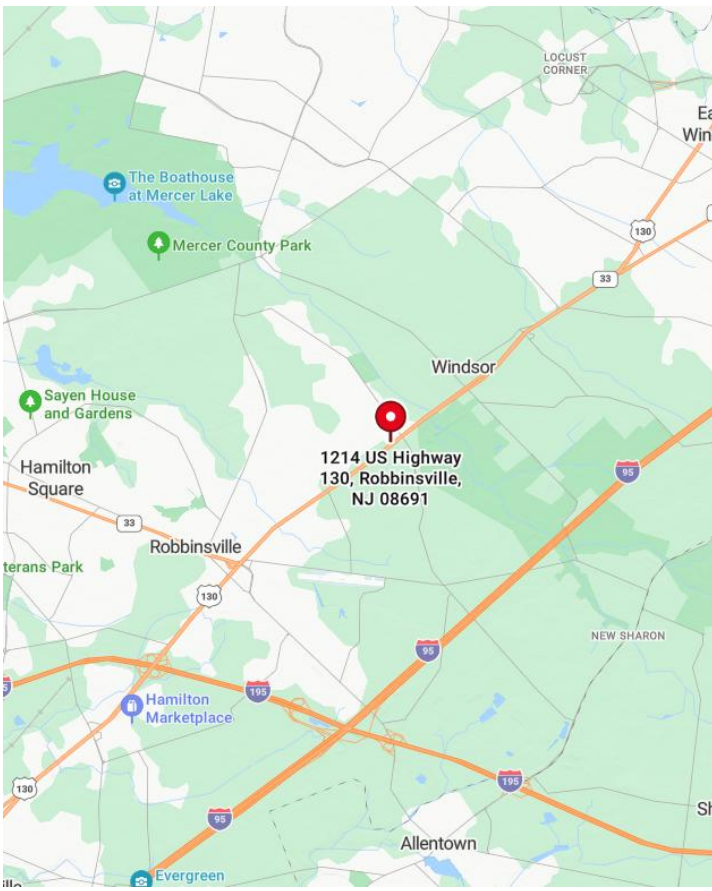


1214 Route 130
Robbinsville, NJ 08691

Available for Sale

- Total Acreage: 2.42 Acres
- 1,800 SF Building, 2 Bathrooms, Gas Heat
- Gas and Hot Water: 2020
- 14’ Clear Span
- Frontage: 300’ on Route 130
- Taxes: $25,412.83
- Utilities: Gas, City Water, Septic System
- Zoning: HC Highway Commercial
- Topography: Level
- 2 Curb Cuts, Circular Driveway
- Income: Propane Business $23,000; Camper Storage $37,200

Asking Price: $1,695,000



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information: **Gerard Fennelly**
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2.42 Acres of Land

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Robbinsville, NJ 08691

HC Highway Commercial Zone

Permitted uses:

1. Shopping center.
2. Retail stores: automotive-related stores with the parts store being at least 50% of total square feet.
3. Service activities, such as but not limited to banks, barbershops, beauty salons, tailors, shoe repair, dry cleaners (except no chemical dry cleaning is permitted on the premises), jewelry repair, and legal services.
4. Business offices, including but not limited to medical offices and governmental offices.
5. Restaurants, including drive-through facilities.
6. Indoor and outdoor active and passive recreational uses and facilities, including, health, therapeutic and fitness centers, gymnasiums, tennis and racquetball courts, and like and similar uses
7. Combination office service and/or retail sales.
8. Hotels with a 100-room minimum and a restaurant on the premises.
9. Art galleries; artist, musician and photography studios; dance and instructional studios, and like and similar activities.

Accessory uses permitted:

1. Off-street parking.
2. Fences and walls.
3. Garages, storage buildings and other customary accessory uses incidental to the principal use.
4. Amateur radio antennas and antenna support structure.

Conditional uses:

1. House of worship..
2. Service stations with convenience stores of over 2,500 square feet.







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