

HAMMETT PROPERTIES AVAILABLE

433 & 425 US HWY 9

FORKED RIVER, NJ 08731

HAMMETT PROPERTIES, 433 & 425 US HWY 9, FORKED RIVER, NJ 08731



AVAILABLE FOR SALE

4.02 ACRE PROPERTIES, BUILDINGS AND OPTIONAL GARDEN CENTER BUSINESS

LAND AND BUILDINGS ONLY WITHOUT GARDEN CENTER BUSINESS

FEATURES:

- MULTIPLE BUILDINGS AND 4.02 ACRES LAND AREA
- BLOCK 226, LOT 7.01
- Lot Dimensions = 409' (Highway Frontage) x 202.97 x 77.13' x 158.06' x 177.68' x 253.84'
- Zoning: C-150
- RE Taxes: \$16,750 +/- per year
- Utilities: City Sewer, City Water, Nat Gas

ASKING: \$ 3,300,000.00 "AS IS"

LAND AND BUILDINGS WITH GARDEN CENTER BUSINESS

FEATURES:

- ESTABLISHED BUSINESS FOR 30 YEARS!
- GARDEN CENTER, SEPARATE OFFICE BUILDING / GARAGE / STORAGE
- STONE, PAVER, AND LANDSCAPE MATERIAL DISPLAY AREAS
- TURN-KEY OPERATION INCLUDES INVENTORY AND EQUIPMENT
- Equipment List on File
- Business net income = \$430,000 w/ 2 employees

ASKING: \$ 4,460,000.00 "AS IS" FIRM

CONCEPT PROPOSED GROUND LEASE PAD SITES

CONCEPTUAL IMAGE



GROUND LEASES:

PAD 'A' = 5,000 SF Foot Print Pad
\$ 150,000.00 per year, NNN, AS IS

PAD 'B' = 2,700 SF Foot Print Pad
\$ 95,000.00 per year, NNN, AS IS