



## *STOKES IS ON THE MOVE*

**1666 State Highway 206, Southampton Township NJ**

**Five Thousand (5,000) + Square Feet**

**DESCRIPTION:** Exciting Business Opportunity. Prime Commercial Property on major State Highway in Central South Jersey. Perfect Retail, Office, Auto Service Or Athletic/Hobbyist/Club Location. One Hour from NYC, Thirty Minutes to Philadelphia. Located on Rt. 206, 1 mile south of Rt. 70 Circle.

**BUILDINGS: Building #1** – Three Thousand Three Hundred (3,300+-) +- S.F. One (1) Story Masonry structure on Slab. Two (2) HVAC systems, Two (2) separate bathrooms, building can be easily divided into 2 separate 1600 SF Units, New Roof and Façade.

**Building #2** – Eighteen (1.800) Hundred+ S.F. Two (2) story masonry/frame structure with partial basement. Oil (FWA) Heat with Central Air, Natural Gas Available. New Windows and New Roof.

**UTILITIES:** 200 Amp electric, private well and septic, natural gas available.

**PARKING:** Dedicated Parking for 20+ Vehicles.

**ZONING:** Most retail/commercial/light industrial uses are available. Past Site Use – Convenience/Grocery Store, Auto/Tire Repair and Sales, Kitchen/Bath Cabinet Showroom and Sales Facility, Professional Office

**R.E. TAXES:** \$12,170.55 (2024)

**REASON FOR SALE:** The company is relocating after 30 years at this location.

**ASKING PRICE:** Four Hundred Ninety Thousand Five Hundred (\$495,000) Dollars or Acceptable Offer

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THIS INFORMATION HAS BEEN SUPPLIED TO TRI STATE BUSINESS SERVICES (TSBS)  
BY THE SELLER, TSBS MAKES NO REPRESENTATIONS OR GUARANTEES AS TO ITS ACCURACY.  
INTERESTED PERSONS SHOULD EXERCISE DUE DILIGENCE PRIOR TO PURCHASE.

### **FOR FURTHER INFORMATION, CONTACT:**

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