



MULTI-TENANT INVESTMENT PROPERTY

2004 BAYSHORE RD.
VILLAS, NJ

**5 Commercial
Suites
+
1 Residential
Apartment**

Fully Leased Income Property

High-Traffic Corner Location

34 On-Site Parking Spaces

Excellent Signage Exposure

**Below-Market Seller Financing
for Qualified Buyers***

**Terms subject to seller approval.*

2004 BAYSHORE ROAD

Villas, New Jersey

Fully Leased Mixed-Use Investment Opportunity

LIST PRICE

\$1,000,000

INVESTMENT HIGHLIGHTS

- 100% Occupied
- Two Buildings
- Five Commercial Suites
- One Residential Apartment
- Approximately 34 Parking Spaces
- Seller Financing Available*

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INVESTMENT OVERVIEW



PROPERTY DESCRIPTION

2004 Bayshore Road is a two-building, fully leased mixed-use investment located in Villas, New Jersey, within Lower Township which is along the Delaware Bay. The property comprises five commercial suites and one residential apartment, providing a diversified income stream supported by an established tenant mix. Approximately 34 on-site parking spaces serve both the commercial and residential uses. The offering presents an opportunity to acquire a stabilized, income-producing asset, with seller financing available to qualified buyers.

INVESTMENT HIGHLIGHTS

- Fully leased
- Stable tenant mix
- High visibility
- Income-producing
- Two-building configuration
- Seller financing available

PROPERTY DETAILS

Property Type	Mixed-Use Investment
Buildings	2
Commercial Units	5
Residential Units	1
Occupancy	100%
Parking	Approximately 34 Spaces
Water	Well
Sewer	Public

FINANCIAL SUMMARY

GROSS SCHEDULED INCOME

Medical Office	\$36,000
Commercial Suite #1	\$13,992
Commercial Suite #2	\$15,996
Commercial Suite #3	\$10,608
Residential Apartment	\$15,600
Private Office Suite	\$6,936
Total Gross Income	\$99,132

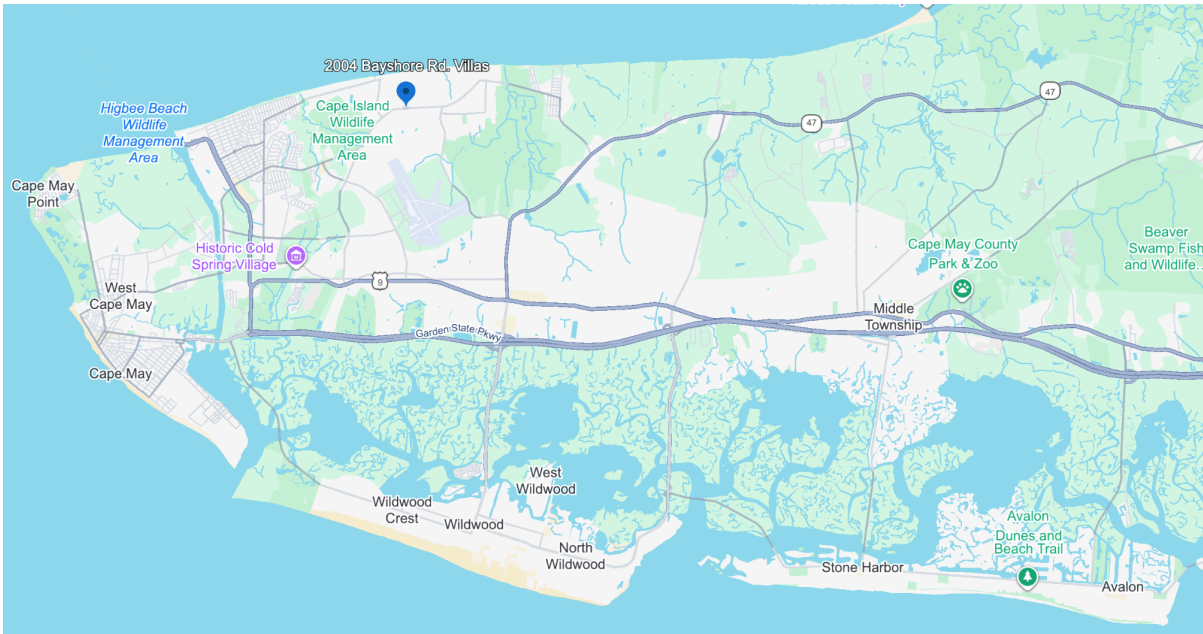
ESTIMATED OPERATING EXPENSES

Property Taxes	\$13,288
Insurance	\$6,343
Sewer	\$1,460
Trash	\$2,568
Landscaping	\$1,200
Snow Removal	\$650
Repairs & Maintenance	\$700
HVAC	\$345
Licenses / Permits	\$375
Total Operating Expenses	\$26,929

ESTIMATED NET OPERATING INCOME

\$72,203

Figures presented are owner supplied estimates and have not been independently verified. Prospective purchasers should conduct their own due diligence and verify all income and expense figures prior to closing.



LOCATION OVERVIEW

2004 Bayshore Road benefits from a highly visible position along the southern end Bayshore Rd. corridor in Villas, New Jersey, within close proximity to the Delaware Bay. The surrounding area supports a mix of year-round and seasonal commerce, with nearby retail and service businesses contributing to consistent local demand. Regional access is provided via Route 9 and the Garden State Parkway, connecting the property to the broader Cape May County market.

- High visibility along Bayshore Road
- Proximity to the Delaware Bay
- Nearby retail and commercial uses
- Year-round market activity
- Easy regional access
- 15 - 20 Minutes to Cape May, Wildwood, & Cape May Court House

SELLER FINANCING

Seller financing may be available to qualified buyers. Financing terms, including interest rate and structure, are subject to seller approval and negotiated contract.

Seller may consider financing approximately 40% of the purchase price in first position.

Terms are subject to buyer qualifications and a negotiated contract.

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