

1898 WILLIAMSTOWN-ERIAL ROAD

Erial, NJ 08081

 FOR SALE
 INDUSTRIAL
 2,400 SF



HIGHLY MOTIVATED SELLER

PROPERTY DESCRIPTION

2,400± SF motorcycle repair shop on 0.77± acres. Situated on a corner lot at a busy intersection, which offers great visibility. Building is in excellent condition and features private office and showroom. Wawa (built in 2023) located across the street and within walking distance.

PROPERTY HIGHLIGHTS

- Steel building
- 1 oversized drive in door (14')
- 21' ceiling at peak - 14' at lowest
- Showroom and private office
- 2 bathrooms (1 in showroom/1 in warehouse)
- City water/sewer
- 7 parking spots
- Radiant heated floors throughout building
- Closed cell spray foam insulation throughout building
- Business and equipment available per separate purchase
- Minutes to Atlantic City Expressway/Route 42
- 20 minutes from Philadelphia
- 18 miles to Center City Philadelphia via Ben Franklin Bridge

OFFERING SUMMARY

Sale Price:	\$659,000
Lot Size:	0.77 Acres
Building Size:	2,400 SF
Real Estate Taxes:	\$11,269 (2024)
Vehicles Per Day:	9,000+
Zoning:	R-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,965	24,929	68,227
Total Population	8,716	69,377	187,186
Average HH Income	\$80,758	\$75,559	\$76,727

FOR MORE INFORMATION

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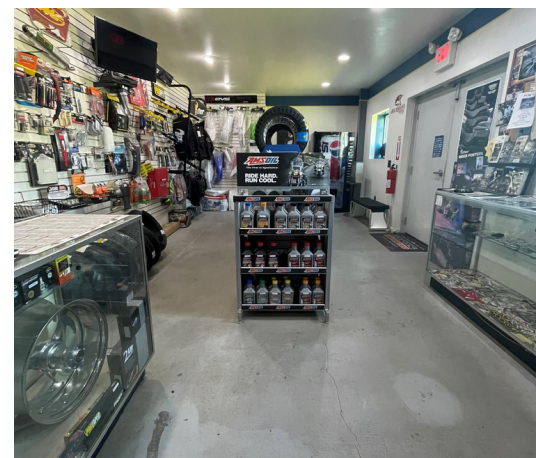
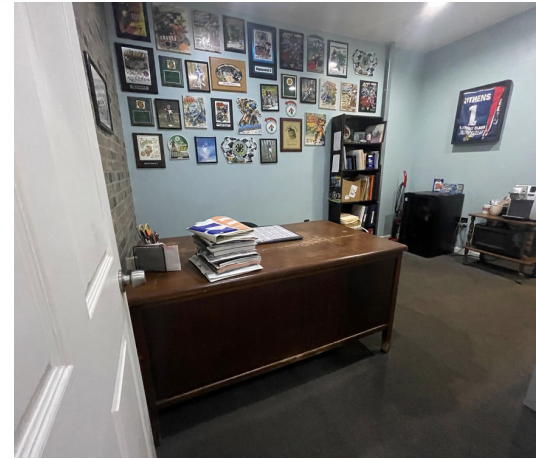
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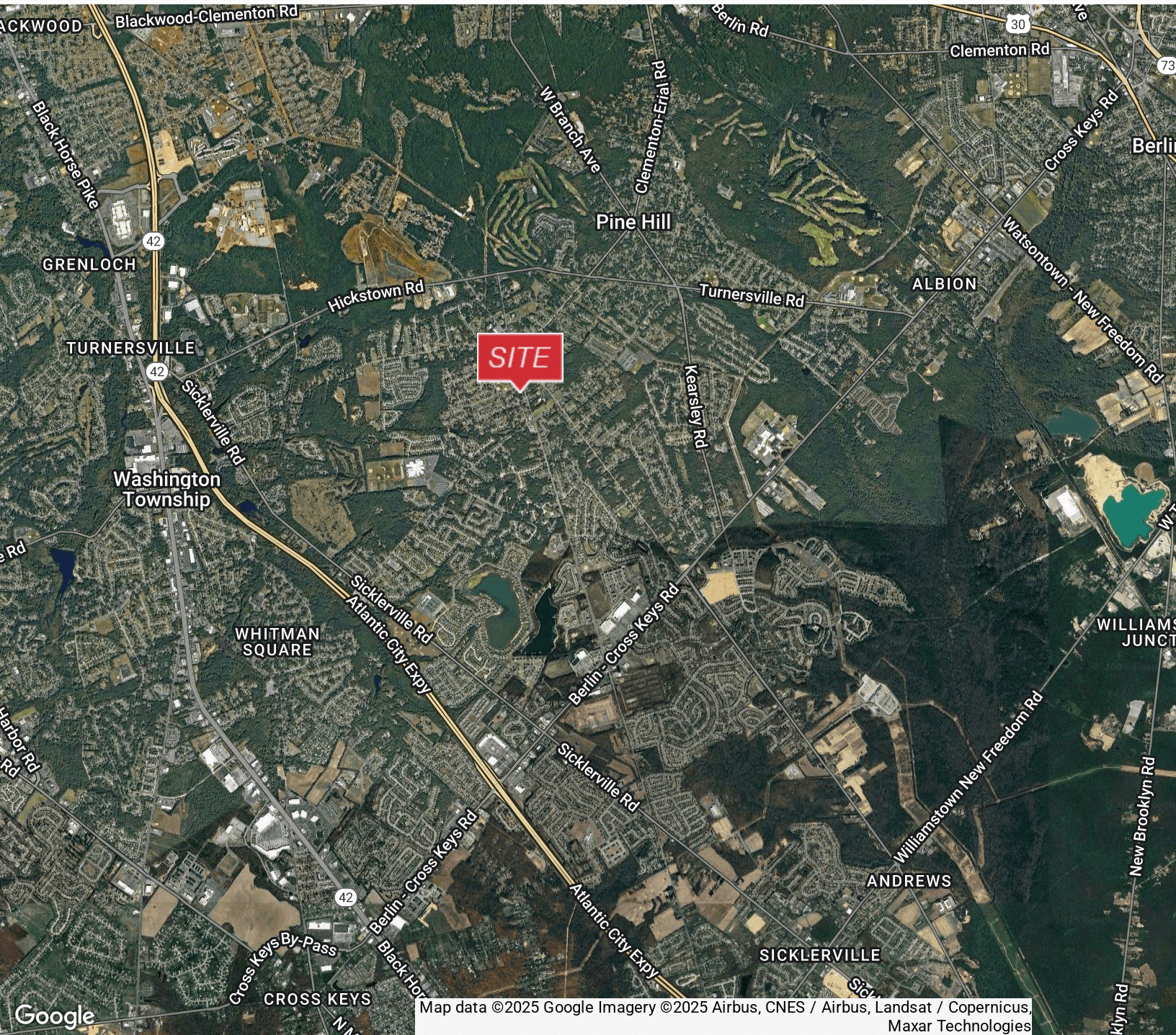
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