## 2 NEW JERSEY AUCTIONS

AUCTION DATE: JULY 15, 2020

#### **ONLINE AUCTION** Morristown (206 (31) OLDWICK PHILLIPSBURG 78 (202 X Easton PA New York City Somerville (202) (206)





Offices: New York, NY | Clinton, NJ | Naples, FL

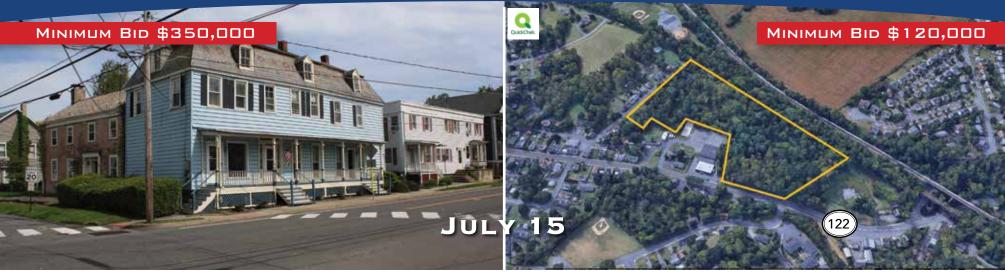








# 2 Investment Opportunities Off Route 78



REAL ESTATE PORTFOLIO OF THREE MIXED USE BUILDINGS PROMINENT INTERSECTION

OLDWICK (TEWKSBURY TWP), Hunterdon County, NJ 15.17<sup>+/-</sup> Acres Development Parcel with One Double Billboard

> PHILLIPSBURG & POHATCONG, WARREN COUNTY, NJ



**Historic Stone Building** 

#### **Two Mixed-Use Buildings**

#### • Portfolio Auction of Three Buildings on a High Traffic Location.

- First floor commercial space with upstairs rental units in two buildings.
- Additional commercial rental opportunity in the historic stone building.
- Income Producer.
- Oldwick is renowned for its country charm, strong equestrian heritage, and high net worth population.

**PROPERTY PREVIEWS:** CALL 888-299-1438 OR EMAIL AUCTIONS@MAXSPANN.COM TO SCHEDULE YOUR APPOINTMENT JUNE 23RD & JUNE 30TH

#### **ONLINE AUCTION**

BIDDING CONCLUDES WEDNESDAY, JULY 15, 2020 AT 11 AM

#### MINIMUM BID \$120,000

### 15.17\* ACRES DEVELOPMENT PARCEL WITH ONE DOUBLE BILLBOARD





DOUBLE BILLBOARD

- 15.17<sup>+/-</sup> Acre parcel situated in Townships of Phillipsburg and Pohatcong.
- Income producer! One double billboard on the property located on Route 122.
- Excellent location for a residential development.
- B-5 Business Zone allows for numerous commercial uses.
- Take advantage of the tax benefits as the property is situated in a NJ Urban Enterprise Zone (UEZ).
- High Visibility location on one of the main arteries of Phillipsburg.
- Convenient to Routes 22, 57 and I-78.

DOWNLOAD THE INFORMATION PACKAGE FOR THE **ONLINE BIDDING INSTRUCTIONS** 

**PROPERTY ADDRESS:** [GPS: USE 1220] S MAIN ST (ROUTE 122), PHILLIPSBURG, WARREN COUNTY, NJ 08865

#### **PROPERTY PREVIEWS:**

JOIN THE BIDDERS CLUB, DOWNLOAD THE PROPERTY INFORMATION PACKAGE, THEN, DRIVE-BY WHEN CONVENIENT

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888-299-1438 MAXSPANN.COM SERVING THE NATION



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