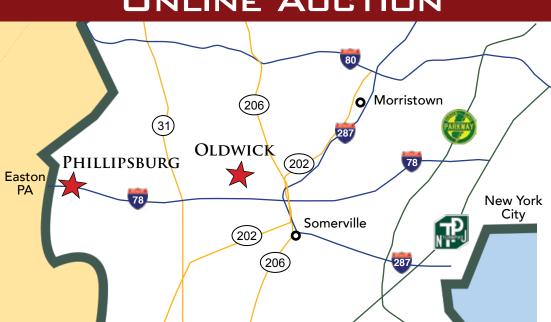
## 2 NEW JERSEY AUCTIONS

AUCTION DATE: JULY 15, 2020

ONLINE AUCTION







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# AUCTIONS

2 Investment Opportunities Off Route 78



MINIMUM BID \$120,000

122

REAL ESTATE PORTFOLIO OF THREE MIXED USE BUILDINGS PROMINENT INTERSECTION

15.17<sup>+/-</sup> ACRES DEVELOPMENT PARCEL WITH ONE BILLBOARD

OLDWICK (TEWKSBURY TWP),
HUNTERDON COUNTY, NJ

PHILLIPSBURG & POHATCONG, WARREN COUNTY, NJ

# MINIMUM BID \$350,000 THREE BUILDINGS MIXED USE PORTFOLIO AT THE OLDWICK PROMINENT INTERSECTION 48 OLD TURNPIKE RD, OLDWICK (TEWKSBURY TWP), HUNTERDON COUNTY, NJ 08858

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 BILLBOARD





- 15.17<sup>+/-</sup> Acre parcel situated in Townships of Phillipsburg and Pohatcong.
- Income producer! One 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.

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ONLINE BIDDING INSTRUCTIONS

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PROPERTY ADDRESS: [GPS: USE 1220] S MAIN ST (ROUTE 122), PHILLIPSBURG,

WARREN COUNTY, NJ 08865

**PROPERTY PREVIEWS:** 

BIDDING CONCLUDES WEDNESDAY, JULY 15, 2020 AT 1 PM

