

AUCTION



Fanwood, NJ



12 NJ Statewide Offerings
Mixed-Use, Multi-Family,
Redevelopment, Commercial &
Residential Opportunities
Bank Ordered Sales



Union County, NJ



Camden County, NJ



Middlesex County, NJ



Burlington County, NJ



Hunterdon County, NJ

12 Opportunities Throughout New Jersey

Auction Date: September 30th 11 AM

1 5,026^{+/-} SF 2-Story Commercial Building, Former Bank Branch

Absolute Auction: By Order of the Bank



25-27 N. High Street, Millville, Cumberland County, NJ 08322

- Two buildings with separate entrances for multi-tenant configuration
- 30+/- Parking spaces
- Fantastic central Millville location
- Central Business District Zoning
- Close to Route 55, 40 and Vineland



"In Cooperation with Auction Management Corp"

Property Previews: 12-2 PM, Friday, September 19th

Auction Location: On-Site in Millville

Auction Date: September 30th 2 PM

2 2,341^{+/-} SF Former Bank Branch on Major Thoroughfare

Absolute Auction: By Order of the Bank



158 Philadelphia Ave, Egg Harbor, Atlantic County, NJ 08215

- 2,341+/- SF building footprint plus basement with break room and rest rooms
- 3 Drive-Thrus
- 24+/- Parking spaces
- Regional Commercial Zoning allows for professional, retail, education facility, fast-food restaurant, bank, motel, etc.
- Just off the White Horse Pike and a few blocks from the US Post office & the Egg Harbor train station



"In Cooperation with Auction Management Corp"

Property Previews: 12-2 PM, Friday, September 19th

Auction Location: On-Site in Egg Harbor

Auction Date: October 7th 1 PM

3 35,900^{+/-} SF of Building Area of 4 Separate Buildings on 5.11^{+/-} Acres

Minimum Bid \$375,000 Previously Asking \$2.8M



Building 1



Building 2



Building 3



Building 4



82 E. Browning Road, Bellmawr, Camden County NJ 08031

- Potential Residential Subdivision
- Building 1: 29,000^{+/-} SF Industrial building
- Building 2: 2,700^{+/-} SF Retail/Office, currently leased
- Building 3: 2,400^{+/-} SF 7 Bay garage & Storage facility, currently leased
- Building 4: 1,800^{+/-} SF Office/Residential brick cape cod style house, currently leased
- Ample parking lot and outside storage area
- Get to your customers fast! Fantastic location between Route 295 exit and NJ Turnpike exit

Property Previews: 12-2 PM, Tuesday September 23rd, 12-2 PM, Wednesday, October 1st

Auction Location: Wyndham Hotel

1111 Route 73 North, Mount Laurel, NJ

Properties 4-8 Auction Date: October 7th 1 PM

4 14.7^{+/-} Acre Commercial Parcel Adjacent to Home Depot on a Major Highway

**By Order of the Bank
Minimum Bid \$650,000**



9001 Route 130, Delran Township, Burlington County NJ 08075

- High traffic location, 51,575^{+/-} average vehicles per day
- Close to Routes 40, 50, AC Expressway and Atlantic City International Airport
- In cooperation with Berkshire Hathaway Home Services

Property Previews: 12-2 PM, Monday Sept 23rd & 12-2 PM Wed, October 1st

Auction Location: Wyndham Hotel, 1111 Route 73 North, Mount Laurel, NJ

5 1.34^{+/-} Acre Lot on the Black Horse Pike

Minimum Bid \$75,000



Black Horse Pike, Mays Landing, Atlantic County NJ 08330

(Before the Walmart at 4620 Black Horse Pike & the Hamilton Mall)

- Design Commercial Zoning allows for drive-in fast food, drug store, medical, etc...
- High traffic count location, 23,668^{+/-} average vehicles per day
- Close to Routes 40, 50, AC Expressway and Atlantic City International Airport
- In cooperation with Berkshire Hathaway Home Services
- Download a property information package, then drive-by to preview the lot

Auction Location: Wyndham Hotel, 1111 Route 73 North, Mount Laurel, NJ

6 50'x70'^{+/-} Lot Close to Boardwalk Hall & Casinos

By Order of the Bank



- Between Atlantic and Pacific Avenues
- Two lots 11 & 12 being sold together
- Convenient to the Boardwalk, Casinos and Shopping Outlets
- Download a property information package, then drive-by when convenient and preview the lot

22-24 S Bellevue Ave, Atlantic City, Atlantic County NJ 08401

Auction Location: Wyndham Hotel, 1111 Route 73 North, Mount Laurel, NJ

Properties 4-8 Auction Date: October 7th 1 PM

7

2.59^{+/-} Acres Commercial Lot on Signalized Intersection on Harding Highway

Absolute Auction-To Be Sold Regardless of Price



- Directly off Route 295 exit 4
- Commercial Zoning-Bank, Dental, etc...
- Download a property information package, then drive-by when convenient

435 Harding Highway, Carneys Point, Salem County, NJ 08069

Auction Location: Wyndham Hotel, 1111 Route 73 North, Mount Laurel, NJ

8

32.93^{+/-} Acre Lot directly Between Rt 295 & NJ Turnpike

Absolute Auction-To Be Sold Regardless of Price



- Directly between Route 295 & NJ Turnpike
- 949^{+/-} Frontage on S Pennsville Auburn Rd
- Excellent location to get to markets in NJ, PA, MD & DE
- Download a property information package, then drive-by when convenient and preview the lot

461 S. Pennsville Auburn Rd, Carneys Point, Salem County, NJ 08069

Auction Location: Wyndham Hotel, 1111 Route 73 North, Mount Laurel, NJ

9 12,430^{+/-} SF Former School - Redevelopment Opportunity

By Order of the Borough of South River



85 Prospect St & 8-10 Maple Ave, South River, Middlesex County NJ 08882

- Excellent opportunity to convert this classic school building into multi-unit apartment or condominiums
- .59^{+/-} Acre lot with ample parking
- Close to all the central New Jersey arteries – Routes 1&9, 18, 27, Garden State Parkway and Turnpike

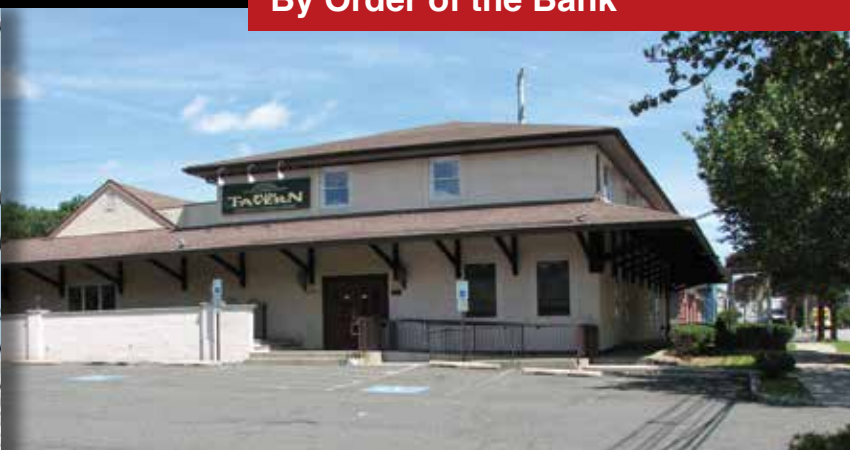
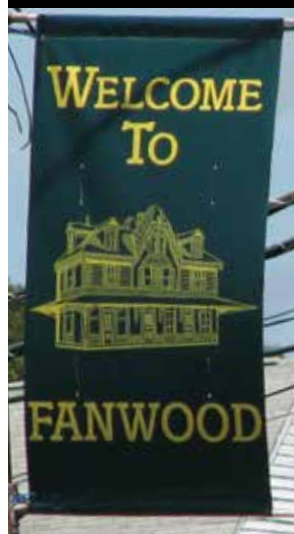
Property Previews: 12-2 PM, Monday September 22nd & 12-2 PM, Monday, September 29th

Auction Location: South River Municipal Building, 48 Washington Street South River, NJ 08882

Property 10 Auction Date: October 8th 2 PM

10 12,400^{+/-} SF Commercial Building with High Visibility

By Order of the Bank



15 South Avenue (Route 28), Fanwood, Union County, NJ 07023

- Former Sun Tavern
- High traffic location
- Located on Route 28, a major East-West artery through Union County
- Very close to the major signalized intersection of Rt 28 & Terrill Rd featuring Wendy's, 711 & an Exxon Station
- Ample on-site parking
- Close to Scotch Plains, Westfield, Routes 22 and the Garden State Parkway

Property Previews: 12-2 PM, Monday September 22nd & 12-2 PM, Monday, September 29th

Auction Location: On-Site in Fanwood

HOW TO BUY AT AUCTION:

- 1) Go online at www.maxspann.com and sign up for a Property Information Package.
- 2) Preview the Properties at the Property Preview.
- 3) Attend the Auction and Bid Your Price.



On-line Bidding
available at
www.maxspann.com

Property 11 Auction Date: October 8th 4 PM

11

13.89^{+/-} Acres on Route 22 - Residential or Commercial Possibilities

Minimum Bid \$350,000



3519 Route 22, Readington Twp. (Somerville), Hunterdon County, NJ 08876

- 450' +/- Frontage on Route 22
- Research Office Zone-Office, Professional, Lab, Day Care, Child Care, Farming, Farm Markets, Horse & Livestock, etc...
- Opportunity to build your commercial business on Route 22
- Existing historic circa 1800 Federal architecture home ready for renovation or take down and build new residential or commercial building

Property Previews: 12-2 PM, Monday September 22nd & 12-2 PM, Monday, September 29th

Auction Location: On-Site in Readington Twp

12

Historic Church Street School

By Order of the Long Branch School District



- Ready for Renovation
- 1.45 +/- Acres
- 16,634 +/- Sq Ft.
- All Utilities in the Street
- Three Blocks from the Beach

Auction Date: October 8th 12 Noon

465 Church St. Long Branch, Monmouth County, NJ 07740

Property Previews: 12-2 PM, Monday September 22nd & 12-2 PM, Monday, September 29th

Auction Location: South River Municipal Building, 48 Washington Street South River, NJ 08882

888-299-1438

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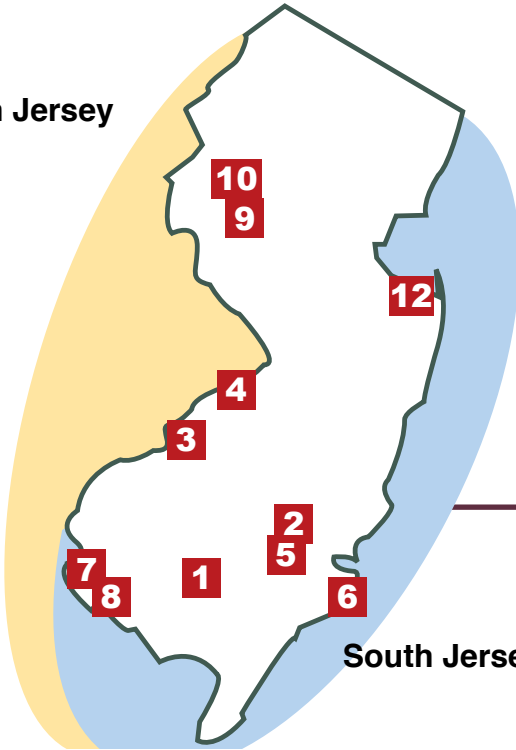


AUCTION

12 New Jersey Opportunities

Bank Ordered Sales

North Jersey



South Jersey

***Detailed Map to the
properties and directions
available at
maxspann.com***



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