



**3800 Route 9
 Rio Grande, NJ 08242**

Asking \$849,999.00



COMMENTS

Prime Commercial Property with Exceptional Visibility on Route 9 Discover an outstanding opportunity with this expansive property boasting over 8000 square feet and a commanding 225 feet of frontage on the bustling Route 9, a major highway. The beautiful brick building, currently utilized as a church, presents a versatile space accommodating 250 practitioners in the main church, 100 in the chapel, and 60 in the auditorium/meeting hall equipped with a full kitchen. Additionally, the property includes a comfortable 3-bedroom, 2-bathroom residence. Key Features: Main Church: Capacity for 250 practitioners Chapel: Accommodates 100 individuals Auditorium/Meeting Hall: Seats 60, equipped with a full kitchen 3BR/2Bath Residence: Ideal for on-site living or additional use Strategic Location: Positioned in the business center of town, surrounded by major retailers including Walmart, Lowe's, Shoprite, Dunkin Donuts, Walgreen's, and county government offices Redevelopment Potential: Two buildings offer versatility for redevelopment or other group-oriented businesses such as day-care Land Development: Possibility for commercial/retail use with ample space for parking (75+ vehicles) Versatile Possibilities: With its proximity to prominent businesses and the potential for redevelopment, this property is an excellent opportunity for entrepreneurs looking to establish a new venture. The paved parking lot, capable of handling 75+ vehicles, adds to the convenience for various business operations. Explore the potential of this prime location, whether for continued use as a religious facility, conversion into a community center, or redevelopment for commercial and retail ventures. Don't miss the chance to be a part of the thriving business hub at the heart of town. For inquiries or to schedule a viewing, contact us today.

PROPERTY DETAILS

Exterior Brick Face	OutsideFeatures Sign Other (See Remarks)	ParkingGarage 11 Or More Spaces Off Street Paved Other (See Remarks)	InteriorFeatures Hardwood Floors High Ceilings Available Other (See Remarks)
Heating Gas Natural	Cooling Central Conditioning	Water Air Public	