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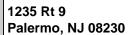
















COMMENTS

This is an exceptional chance to acquire a highly visible commercial property with three units, situated on 1.4 acres in Upper Township. The property features a vast parking lot, an illuminated sign, a partially fenced rear yard, and a spacious grassed area at 1235 Rt 9. Previously home to Smiths Jewelers, Kester Fireplace now occupies one of the units. The first unit has been updated with new flooring and a half bath, ideal for retail purposes. The remaining two units, The nust ond

apadica with new in	Joining and a main batti,	ideal for retail purpose	o. The femaling two and
while currently unref	ined, have been utilized	d as an efficiency apa	rtment and for storage. T
property offers immense potential! Please note, the inventory is not included, and the buyer more			
conduct their own due diligence. The property extends from Rt 9 to the white vinyl fence beyo			
the grassed area and is readily available for viewing.			
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures

Paved Sign Storage Building

Fence

11 or More Spaces Display Windows Restroom Security System Smoke/Fire Alarm Storage

Water

Well

Heating

Block



Cooling HotWater Central Gas

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