

**285 White Horse
Egg Harbor City, NJ 08215**

Asking \$699,900.00



COMMENTS

Prime Commercial Opportunity on Route 30. Welcome to 285 West White Horse Pike, Galloway Township, NJ 08234—a unique commercial property located on the highly visible and heavily trafficked Route 30. Strategically situated between Pomona Rd. and Jimmy Leeds Rd., this property benefits from an exceptional location in Galloway Township, though it uses the Egg Harbor Township zip code for added appeal. Whether you're an investor or a business owner, this property presents an unrivaled opportunity for a wide array of commercial uses in the HC-2 zone. Versatile Commercial Potential: With HC-2 zoning, this property allows for nearly any commercial activity, subject to Township approval, offering endless possibilities. Currently, the property serves multiple uses: a successful used car dealership, golf cart sales operation, and a U-Haul dealership. These established businesses demonstrate the versatility of this prime location. Auto Repair Garage and Office Space: At the heart of this property is a large auto repair garage, offering substantial square footage, excellent lighting, and propane heating—perfect for a wide range of automotive services. The garage has never been outfitted with hydraulic lifts, providing flexibility for your business needs. The space also includes a massive upstairs loft, ideal for storage or expansion. Attached to the garage are several offices, including a public-facing reception area and a private bathroom, ensuring functionality and professionalism for daily operations. The office area's roof was recently upgraded in 2024, while the garage boasts a durable steel roof, offering long-term protection from the elements. Public Utilities and Key Features: This property is serviced by public water and sewer, providing added convenience for business operations. In addition to the spacious garage and offices, two critical features make this commercial property stand out: Rare Used Car License: (Sold Separately - not included in the real estate sale), is a highly coveted used car license—one of the only available licensee's of its type in Galloway Township. This license is nearly impossible to obtain and adds significant value to the investment. Potential for Expanded Vehicle Storage: An adjacent side lot, pending Township approval, may be used as a vehicle storage lot. With some limitations, this offers additional flexibility for businesses requiring ample parking or storage space. High-Traffic Location and Development Potential: The property sits on 1.5 acres with 200 feet of frontage along the White Horse Pike—a major thoroughfare with substantial daily traffic. Positioned next to a Dollar General, this location is perfectly suited for high visibility and accessibility, making it an excellent choice for businesses looking to capitalize on vehicle traffic. With a lot depth of 327 feet, this expansive site offers plenty of room for off-street parking and business operations. Whether you choose to maintain the current configuration or redevelop the property into a corporate pad site, the potential for growth is immense. Additional Investment Options: The current inventory of golf carts and used cars is available for sale separately, offering a turn-key business opportunity for interested buyers. The buildings and property will be

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sold as-is, and company names are excluded from the sale. However, the groundwork is laid for immediate business continuity or the creation of a new enterprise. Make Your Investment Today: Invest in your future with this prime commercial property at 285 West White Horse Pike, Galloway Township, NJ. With rare licenses - contract (U-Haul), prime visibility, and vast potential for development, this property is an incredible opportunity for savvy investors and business owners alike. Schedule a private tour today to explore the possibilities of this unique commercial site.

PROPERTY DETAILS

| | | | |
|------------------|---------------------|------------------|-------------|
| OutsideFeatures | ParkingGarage | InteriorFeatures | Heating |
| Restrooms | 11 or More Spaces | Restroom | Gas-Propane |
| Sign | Other (See Remarks) | Smoke/Fire Alarm | |
| Storage Building | | Storage | |
| Truck Door | | | |
| Cooling | Water | Sewer | |
| Ceiling Fan(s) | Public | Public Sewer | |

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