

KROLL

COMMERCIAL REALTY L.L.C.

NNN INVESTMENT OPPORTUNITY 8.6% CAP

COMES WITH +/- 7.8 ACRES OF LAND

(+/-3 ACRES IN ADDITION TO THE STATION ARE UPLAND-SHOULD BE USEABLE/BUILDABLE)

ORIGINAL OFFERING PRICE: ~~\$1,884,440.00~~

NOW BEING OFFERED AT: \$1,475,000.00

NOI : \$127,200/YEAR NNN.

SUPERIOR 8.6% CAP RATE

- 2021 Property Taxes: \$15,094.26
- GAS STATION WITH A 3-BAY SHOP. LEASED THRU 3/2027 TO CROSS AMERICA WHOLESALE GAS. INCLUDES (2) 5 YEAR OPTIONS.
- SALE ALSO INCLUDES 7.8 ACRES OF LAND ZONED HO, (HIGHWAY AND OFFICE ZONE) & (VILLAGE DISTRICT ZONE) - WHICH MAY PERMIT EXPANSION OR DEVELOPMENT.
- 1072 STATE HIGHWAY 202-31, EAST AMWELL, NJ 08551 BLOCK: 27.01, LOT: 32.01



CALL FOR INFORMATION

Adrian: 732-613-8100 x16 or Barry : 732-613-8100 x17

akroll@krollcommercial.com

bzagnit@krollcommercial.com

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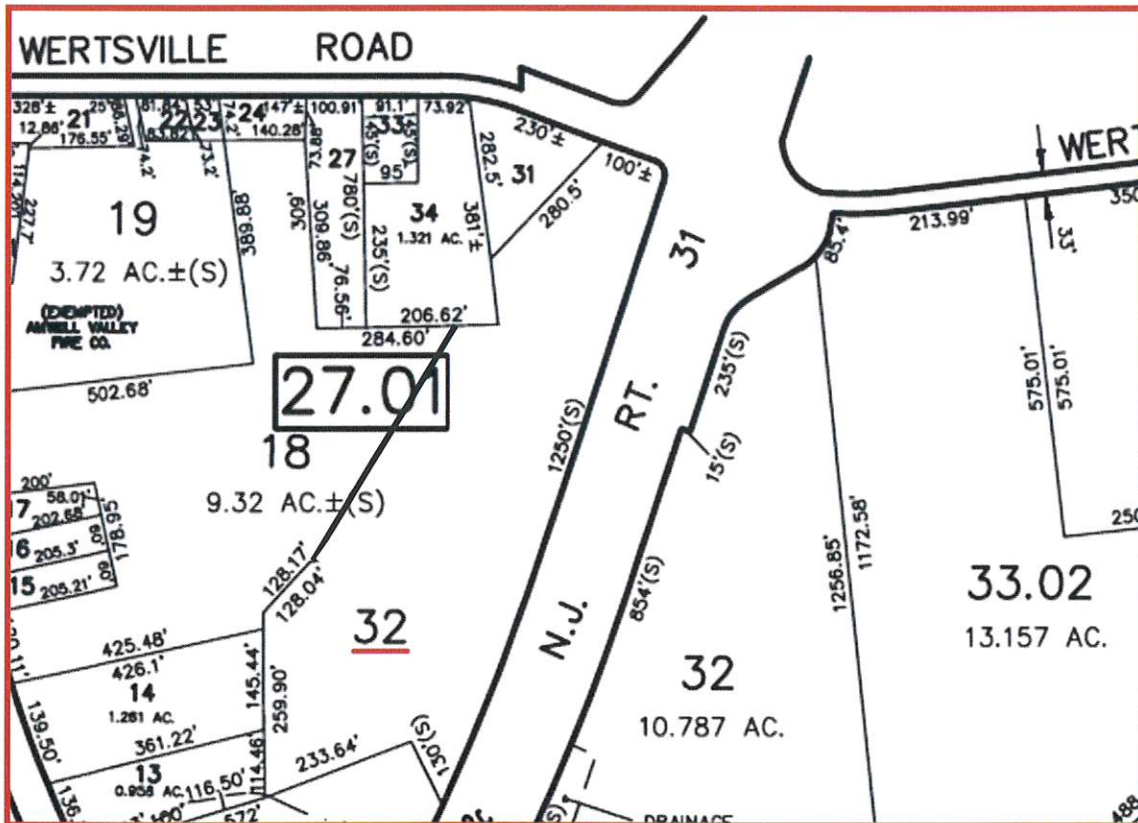
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THIS OPPORTUNITY IS SITUATED IN HUNTERDON COUNTY ON HEAVILY TRAVELLED ROUTE 202-31 IN EAST AMWELL TOWNSHIP (RINGOES) AT THE INTERSECTION OF WERTSVILLE ROAD, A SIGNALIZED INTERSECTION. ACCESS TO PROPERTY CAN BE FROM WERTSVILLE ROAD OR HIGHWAY 202.

THIS STATION HAS BEEN IN OPERATION AT THIS LOCATION FOR 50 YEARS.

FOR FURTHER PROPERTY INFORMATION, INCLUDING ENVIRONMENTAL & WETLANDS INFO, PLEASE CALL 732-613-8100

TRAFFIC COUNTS 2017– PRE-PANDEMIC– 34,478 –AVERAGE DAILY TRAFFIC



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HO- HIGHWAY AND OFFICE DISTRICT:

Purpose. This zone is located to offer an opportunity to develop low-coverage, one-story structures for low intensity nonresidential uses situated in the vicinity of the Village of Ringoes and along Route 202. As an alternative, cluster residential development is also permitted. It is intended that the siting of structures and the design of open space and yard areas shall advance the goal of establishing a "green belt" design around the historic Village of Ringoes. Strip retail and highway commercial uses and uses with extensive lighting and signing are specifically not intended for this zone. Controlled access to Route 202 shall be required by such means as common, adjoining parking lots and/or marginal service road in an effort to conserve energy through designs that promote the conservation of energy by trying to reduce energy consumption. It is also intended that these provisions maximize the utilization of renewable energy resources.

Permitted principal uses shall be as follows:

Offices, financial institutions, Mortuary, Medical and dental offices, medical clinic and veterinary hospital, Indoor swim clubs, indoor tennis courts, bowling alleys, skating rinks and gymnasium, Cluster residential development as permitted in the Residential District, Feed grain, farm machinery and farm supplies and other businesses that support agriculture, Nursery supplies outlets, Farms and agriculture uses as regulated in the

Amwell Valley Agricultural District:

Wireless telecommunications antennas on existing structures, subject to minor site plan approval
Retail farm markets according to the standards in § 92-97H, House(s) of worship.

Accessory uses shall be as follows:

Off-street parking and loading, wireless telecommunications antennas on existing structures, subject to minor site plan approval, minor solar or photovoltaic energy facilities or structures; provided, however, that in the case of a roof-mounted system, the photovoltaic solar panels and all necessary equipment shall not extend more than 12 inches above the edge of the roof-line or above the highest point of the roof surface or structure, and provided further that ground-mounted systems shall comply with the requirements of § 92-101 of this chapter.

[Added 2-10-2011 by Ord. No. 11-02; amended 5-2-2011 by Ord. No. 11-07]

<https://ecode360.com/10037142#10037142>

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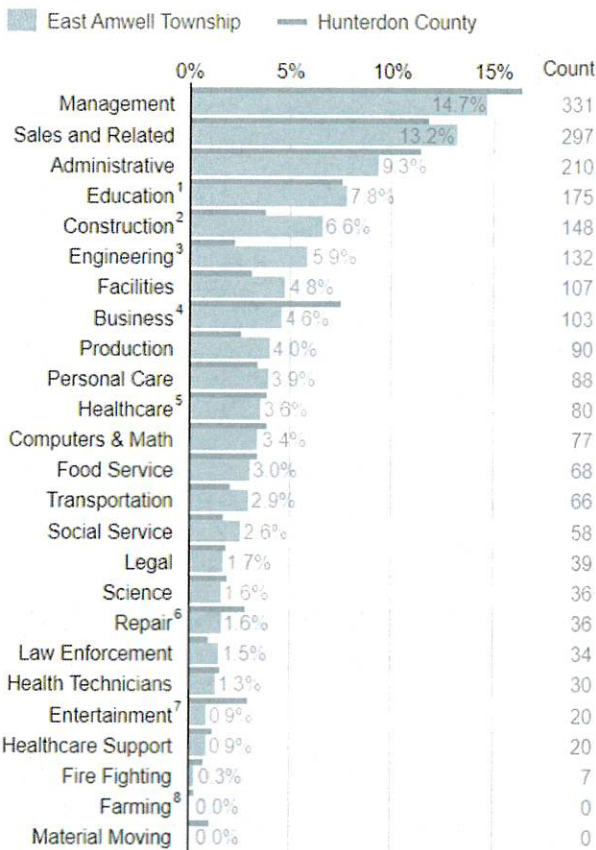
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East Amwell Demographics

Occupations #1

Percentage of the civilian employed population aged 16 and older.

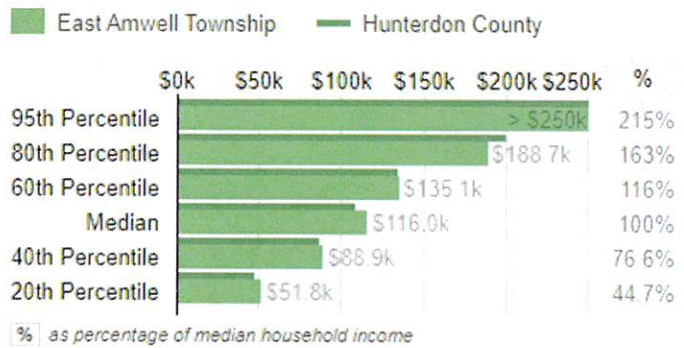
Scope: population of Hunterdon County and the East Amwell Township



Count: number of people employed in given occupation
¹ Education, training, and library ² Construction and extraction
³ Engineering and architecture ⁴ Business and finance
⁵ Health diagnosing and treating practitioners
⁶ Installation, maintenance, and repair
⁷ Arts, design, entertainment, sports, and media
⁸ Farming, fishing, and forestry

Household Income Percentiles #1

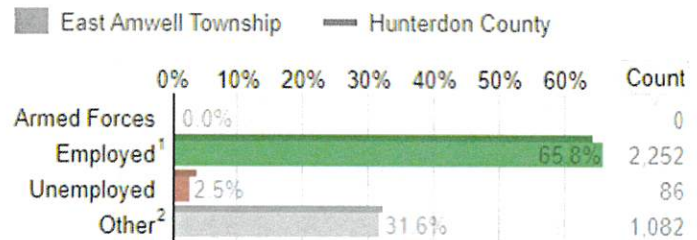
Scope: households in Hunterdon County and the East Amwell Township



Employment Status #1

Percentage of population aged 25 to 64 years old.

Scope: population of Hunterdon County and the East Amwell Township



Count: population with given employment status
¹ excluding armed forces ² not in the labor force

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All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.