

405 - 407 Main St
PHILLIPSBURG, NJ 08865



INVESTMENT PROPERTY

Site Description:

- Located in historic, up & coming downtown
- Perfect opportunity to work and live in one building
- One hour drive to NYC

Mixed Use - Sale & Lease

Alex Ledone | Sales Associate

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RETAIL | INVESTMENTS | LAND

1101 Richmond Ave, Suite 202, Point Pleasant Beach, NJ 08742 | www.ColettaCommercial.com | Licensed Real Estate Broker

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Availability

- Building Size: 3,809 SF
- Property Size: .06 AC
- Zoning: B-4
- Retail: ~2,500 SF
- Residential: 1 bd/1 ba

Property Information

Property is located in the historic, downtown Phillipsburg, just 5 minutes from Easton, PA and the Delaware River. This is a great opportunity to own and operate your business.

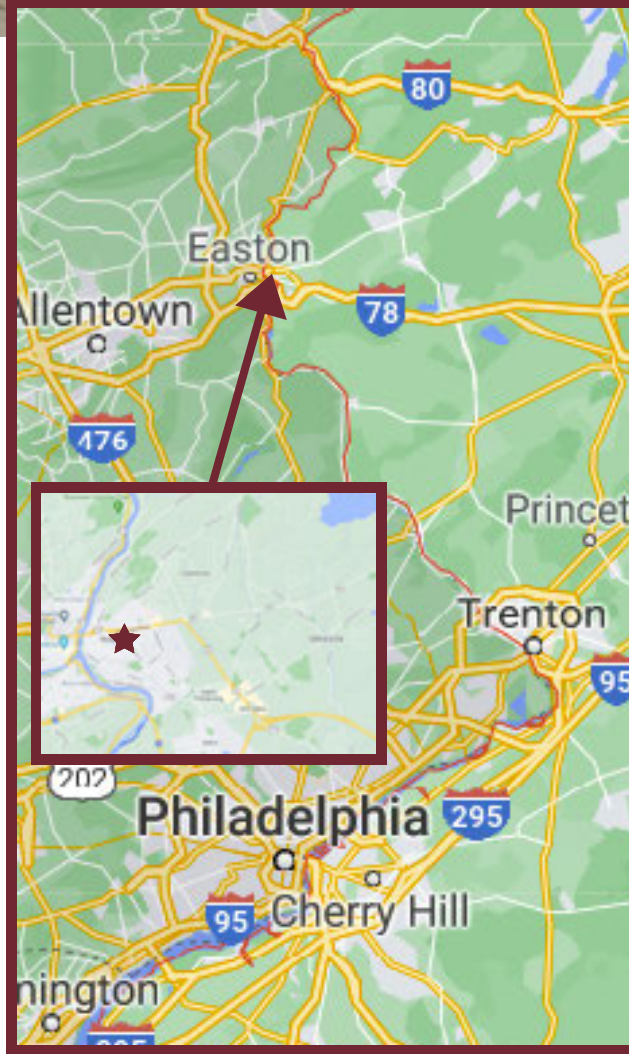
Residential unit is leased out for \$1,050/mo + utilities

LEASE RATE:

Retail: \$10 SF/mo + utilities

Travel

Easton, PA	5 minutes
NYC	1 hour
Philadelphia	1.5 hours



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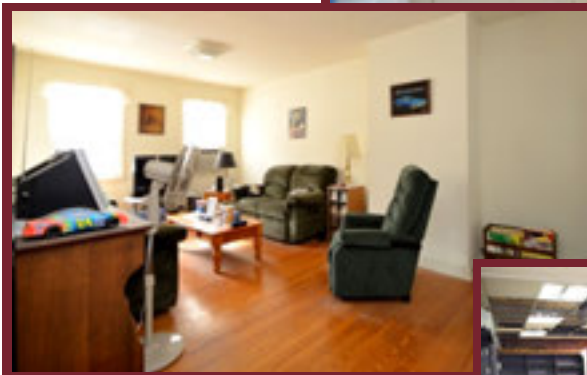
Financials

2020 Taxes
\$7,772

Est. Expenses
\$4,000/ YR

**Projected
Gross Income**
\$37,600

**Projected
Net Income**
\$25,828 / YR



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