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REAL ESTATE INVESTORS



**201 S BROADWAY**

Gloucester City, NJ 08030

*For Sale or Lease*



# Property Overview

For Sale or Lease 201 Broadway Gloucester City, NJ 08030. Home of the former Iconic Coffee Corner Drive up Restaurant for decades, this prized location is available for the first time in 40 years. At the intersection of Broadway and Market - the 2 main thoroughfares in Gloucester City, this double corner lot sees 10K cars per day.

The apx. 1,100 sq ft existing building has been whiteboxed and renovated from the exterior and ready for a new user. 201 S Broadway is located within an Urban Enterprise Zone (UEZ) with HUGE tax benefits included reduced sales tax for customers.

There is an existing hood and ansul system, however updates may be required. The large .25 acre lot with roughly 9000 of uncovered space presents massive parking potential for customers or a delivery fleet. The zoning designation of RC&S (Residential Commercial & Service) allows for versatile use. Opportunities are endless.

## Key Features:

- White-Boxed Interior
- 10,000 Square Feet Parking Space
- Corner Space
- Partially Built Out as a Restaurant or Cafe
- Existing vent and ansul system
- Total Assessed Value: \$98,400
- Annual Property Tax: \$4,923.94

For Sale:

**\$ 250,000**

or Lease:

**\$ 2,500/m NNN**





# Location Overview

Positioned on a corner, the property enjoys maximum visibility, making it a standout choice for businesses seeking high exposure. This prime location enhances foot traffic and contributes to the property's overall appeal.

Zoned RC&S (Residential Commercial & Service), the property offers a broad range of possibilities for business use. Whether you envision a retail storefront, restaurant, cafe, or service-oriented establishment, the zoning allows for flexibility in your business plans.

Serviced by Gloucester City water and sewer systems, the property ensures reliable utilities crucial for business operations.

Enterprise Zone Benefits: Reduced Sales Tax: The sales tax in a UEZ is 3.3125% Tax Free Purchases: Participating businesses can get Tax Free purchases on certain items such as capital equipment, facility expansions, and upgrades. State Aid: UEZ business can benefit from financial assistance available from agencies such as NJEDA.

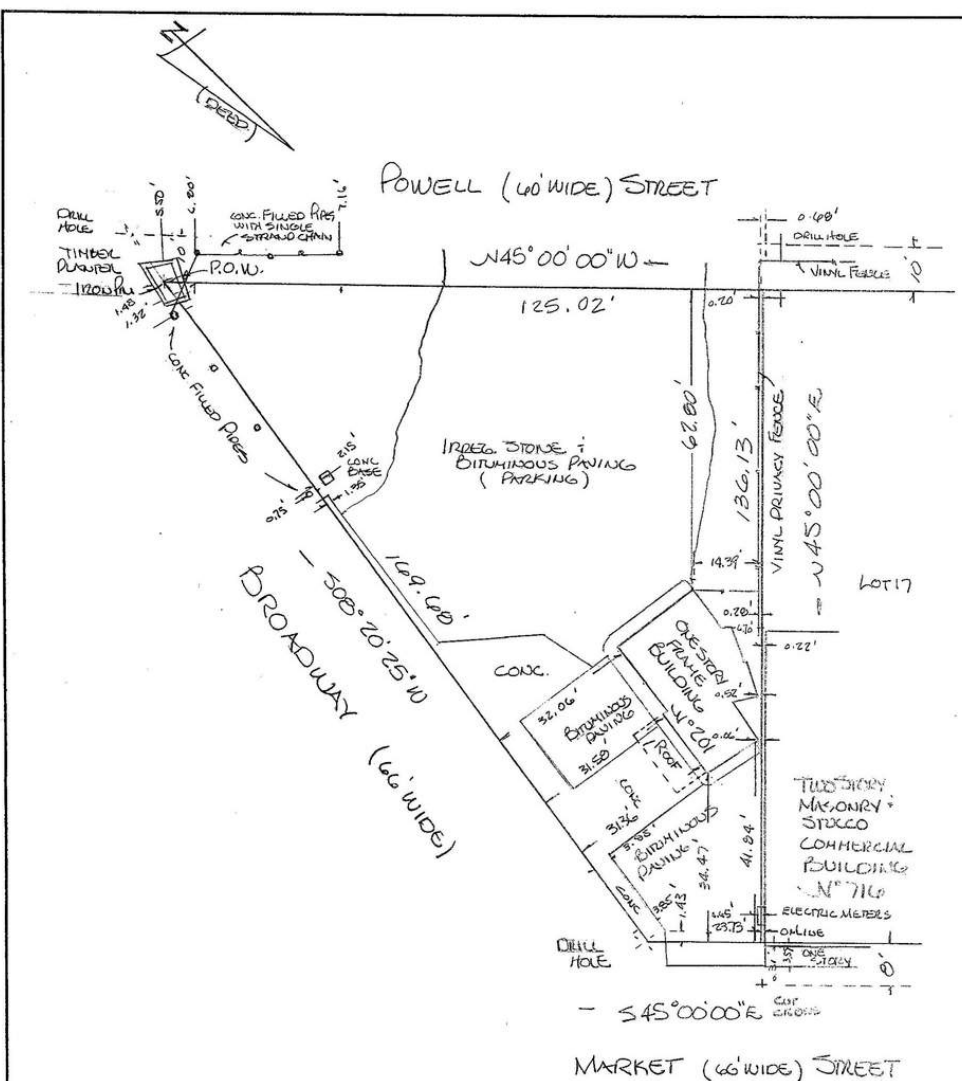








24 CA 287  
**REMINGTON & VERNICK ENGINEERS**  
232 KING'S HIGHWAY EAST HADDONFIELD, N.J. 08033  
(856) 790-3090, FAX (856) 790-1882  
WWW.REMINGTON-VERNICK.COM



NOTE:  
 PARCEL SURVEYED BEING LOTS 1, 2, 18 & 19  
 TAX MAP CITY OF GLOUCESTER CITY; ALSO BEING  
 LOT 143, SECTION 3 RUN OF NEIL PROPERTY

BRENNAN TITLE ABSTRACT, LLC

CSA IV, LLC

TO  
 any Insurer of Title relying hereon and any other party in  
 interest:

In consideration of the fee paid for making this survey, I  
 hereby certify to its accuracy (except such easement, if any, that  
 may be located below the surface of the lands or on the surface  
 of the lands and not visible) as an inducement for any insurer  
 of title to insure the title to the lands and premises shown  
 hereon, responsibility limited to current transaction.

*Richard S. Humphries*

**RICHARD S. HUMPHRIES**

P.L.S. N.J. LIC. 34859

DATE OF SURVEY Nov. 2, 2022

**Walter H. Macnamara Assoc., Inc.**

Professional Land Surveyors

Certificate of Authorization 24GA28052300

813 Haddon Ave., Collingswood, NJ 08108

**Survey of Premises**

*N° 201 S. BROADWAY*

*CITY OF GLOUCESTER CITY*

*CAMDEN*

Co. New Jersey

Scale — *1" = 20'* 488-73

856-854-5229



# UEZ MAP

## Urban Enterprise Zone Business Eligibility Locator

### SELECTED SITE DETAILS

#### MUNICIPAL INFORMATION

MUNICIPALITY: Gloucester City  
COUNTY: CAMDEN  
MUNI CODE: 0414

#### OWNER INFORMATION

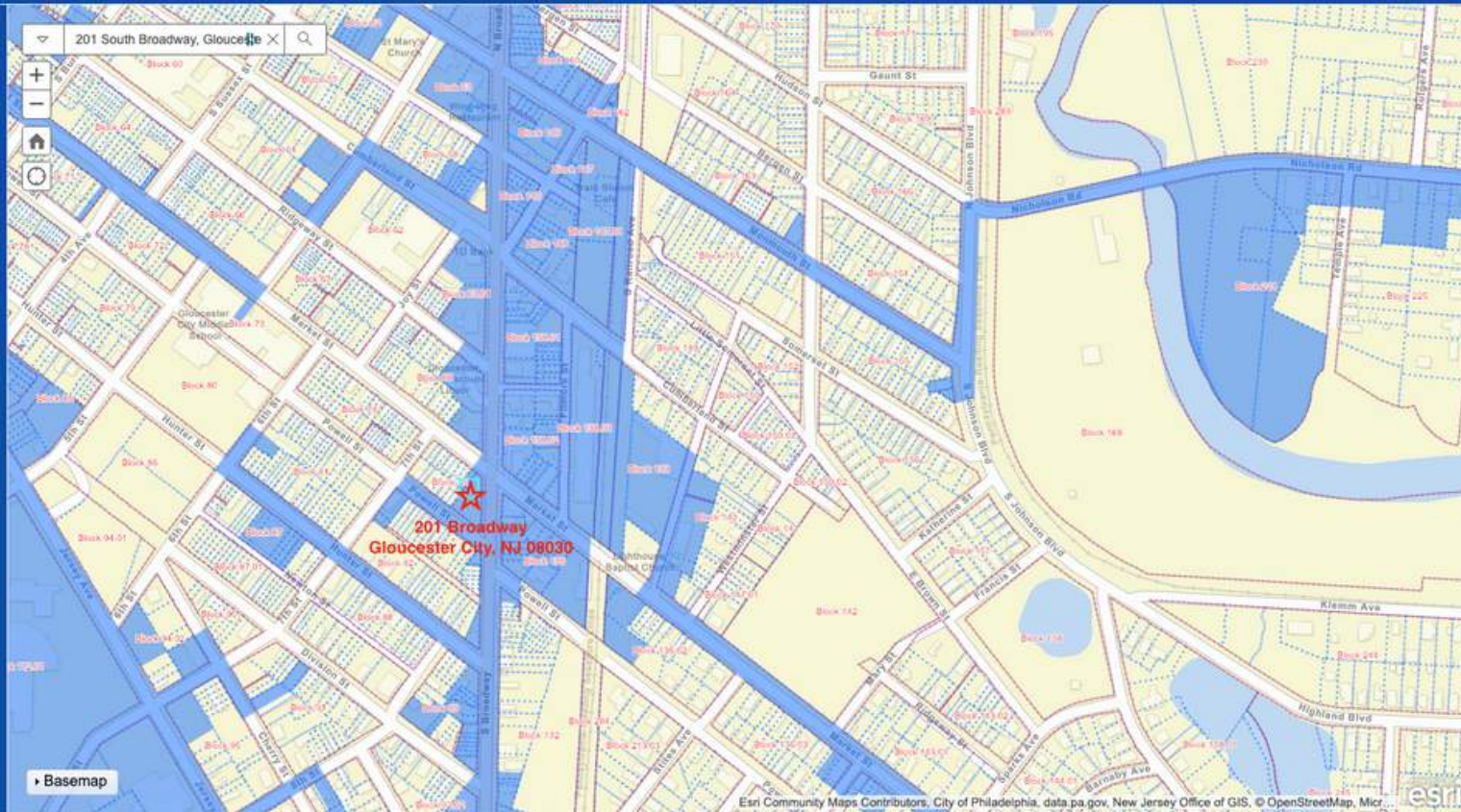
Owner Name: CURRENTLY REDACTED  
Owner Address: 111 YARDLEY RD  
DEPTFORD, NJ 08096

#### PROPERTY INFORMATION

Street Address: 201 S BROADWAY  
City: GLOUCESTER CITY  
County: CAMDEN  
Block Number: 75  
Lot Number: 1  
Property Class: 4A  
Acreage: 0.18  
Land Assessment: \$69,600  
Building Assessment: \$28,800  
Total Assessment: \$98,400  
Prior Year Tax Amount: \$4629.72

#### ZONE INFORMATION

Zone Name: GLOUCESTER CITY  
Designation Date: 8/16/2004  
Municipality: GLOUCESTER CITY









# Interior Photos





# Contact

## ANGAD GUGLANI

 856-888-4156

 [ag@cooperacq.com](mailto:ag@cooperacq.com)



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