



# MONTGOMERY, NEW JERSEY

## Former: CAMMPS - John Deere & Hardware

2168 Route 206 South - Somerset County



OFFERED FOR SALE:



**R** *Another Remco Exclusive Offering!* **R**



- ❖ 13,048sf. Building = Grade Level on Slab
- ❖ Medical / Professional Offices / Retail
- ❖ Land Area = 2.16 Acres (mostly paved)
- ❖ Parking = 39 Cars (possible expansion)
- ❖ City Water, Septic, Natural Gas
- ❖ Zoned: Community Commercial ( CC-2)
- ❖ Ground-up Construction in 2004
- ❖ Close to Routes; 1, 29, 31, 95, 195, 206 & 295
- ❖ Property Taxes = \$30,992.93 ( 2019)

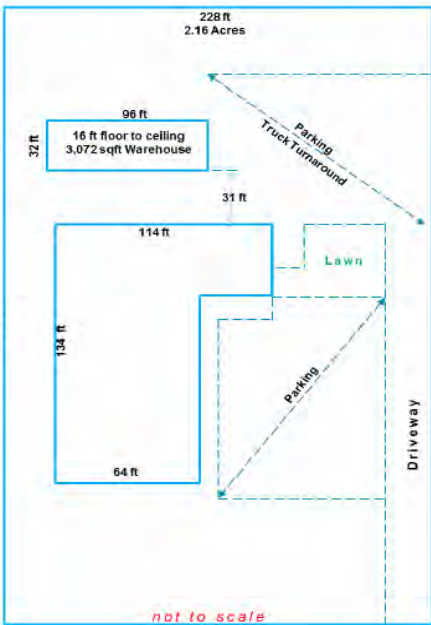
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2019 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,492	21,352	63,109
Total Households	1,158	7,145	22,467
Median Household Income	221,728	176,879	151,887
Traffic Count: <b>Route 206</b>	AADT: 18,453 (NJ-DOT) Demos by: Geolytics		



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**PROPERTY HIGHLIGHTS:**

This **13,048sf.** Free-standing building was built in 2004 to serve as the new headquarters for Cammps, a local hardware distributor and John Deere lawn and small tractor dealership.

The main area of **8,976sf.** which is column free and fully air conditioned, has 3-Zoned HVAC, and consists of showroom, parts department, and administrative offices.

An adjoining area of **1,000sf.** serves as the repair / service area with 4 drive-in bay doors, 14' clear ceilings, gas heat, and compressed air lines. **NOTE: This area can easily be converted into office or retail space.**

A free-standing building of **3,072sf.** serves as the warehouse and features 1 drive-in door, and 16' clear ceilings. **NOTE: This area can be demolished for additional parking, or can potentially be connected to enlarge the main building.**

**IDEAL USES INCLUDE:** Dealerships (motorcycle, equipment, tractor, farm, auto) Contractors, Suppliers (HVAC, electrical, plumbing) courier services, small fleets, ambulatory, van & bus handicap conversion, security systems installers, audio & video, auto & plate glass, educational, charter schools, adult daycare, disaster recovery, new home design center, Rentals (party, tool, events) furniture, lighting, hardware, pest control, offices, home improvement, pools & spas, jet ski & extreme sports, radiology, OBGYN, mental health, dermatology, physical therapy, vision, medical, dental, re-hab center, veterinarian, real estate, urgent care, engineering, & architectural Firms, liquor store, kitchen & bath, overhead doors, printing, marketing, bakery, funeral home, etc.



**ABOUT SOMERSET COUNTY:**

Located in the heart of the nation's largest metropolitan area, Somerset County is at the hub of Central New Jersey. Its 21 municipalities, which encompass 305 square miles, contain a diversity of landscape, population, and development that reflects the varied lifestyles of its estimated 331,164 residents. Major employers include such well known Corporations as: Bausch & Lomb, Brother International, Daiichi Sankyo, Ethicon, Federal Insurance, Johnson & Johnson, Memorial Sloan Kettering, Met Life, Ortho-McNeil, Pfizer, Philips Lighting, Robert Wood Johnson University Hospital, Sanofi US, and Verizon Wireless, to name a few.