

400 Legion Ave.

400 Legion Ave.
Palmayra, NJ 08065



- 7035+-Sf Block Building
- 1 Overhead Door & 1 standard garage door.
- Upgraded Electrical services.

Gerald LaHay, CCIM

Director of CRE Investments
GeraldLaHayCCIM@gmail.com
609-412-0408
NJ #0455331

KW Commercial | Cherry Hill

Phone: 856-321-1212 • Fax: 856-321-1414 • 1814 Route 70 E, Suite 200 • Cherry Hill, NJ 08003 • www.kwcommercial.com



7035+-sf block building built in 3 stages from 1934,1962,1967. Former print shop. Average ceiling height roughly 13-14', One (1)Drive-in Overhead door and one (1) standard garage door. Upgraded Electrical service, with multiple 3 Phase panels. Office Spaces. Additional Lots 1,2,3,13. Great for retrofit or redevelopment. Located in the industrial zone just off of Rt. 73. Good access to Tacony-Palmyra Bridge, 95, 73, 130 & NJ Turnpike.



ANALYSIS

Analysis Date **May 2016**

PROPERTY

Property 400 Legion Ave.
Property Address 400 Legion Ave.
 Palmyra, NJ 08065
Year Built 1934



PURCHASE INFORMATION

Property Type Industrial
Purchase Price \$275,000
Tenants 1
Total Rentable Sq. Ft. 7,035
Resale Expenses 6.0%

FINANCIAL INFORMATION

All Cash
Discount Rate 5.00%

LOANS

	Debt	Term	Amortization	Rate	Payment	LO Costs
All Cash						

INCOME & EXPENSES

CONTACT INFORMATION

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MLS Sheet



400 Legion Ave, Palmyra, NJ 08065

Commercial **Active**

\$275,000



MLS #: 6755261
 Tax ID #: 27-00068-00001
 Building/Center: Devece & Schafer Printer
 Building Sq Ft: 7,035
 # Buildings/Units: 1 / 1
 # Leased Units:
 # Stories: 1.0
 Age: 82
 Land Only: No
 Ownership: Fee Simple
 Interior Sq Ft: 7,035 / Seller
 Type: Commercial, Industrial

Location		Lot Information	
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County:	Burlington	Acres / Lot Sq Ft:	.40 / 17,380
MLS Area:	Palmyra Boro (20327)	Lot Dimensions:	100 x 177.20 IRR
Subdiv / Neigh:	None Available	Land Use / Zoning:	Ind
School District:	Palmyra Boro	Waterfront:	No

Tax Information			
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Taxes / Year:	\$11,655 / 2015	Block / Lot:	00068 / 00001, 2, 3, 13
Assessment:	\$319,500	Land Assessment:	50,400
Imprv Assessment:	269,100		

Sale and Lease Information			
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Sale or Lease	Sale	Sq Ft Available:	
Price per Sq Ft:	\$39.09	Date Available:	
Annual Lease Prc/Sq F		Min Lease (Months):	
Monthly Lease Price:		Lease Type:	
Annual Lease Price:		Terms of Tenancy:	Month to Month
Gross Annual Income:			
Total Expenses:			

Features	
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Building / Business:	Commercial, Industrial , 10+ Years
Lot / Location:	Level LotBoro/Township Road Access
Exterior:	Block Exterior, Stucco Exterior, Sign Ext, Flat Roof, Drive In Loading Dock, Off Street Parking, Private Parking, Stone Parking
Interior:	Overhead Door, Block Interior Walls, Paneled Interior Walls, Heavy Duty Floors, One Bathroom
Utilities:	Gas, Sewer, Water, Public Water, Public Sewer, Electric Fuel On Site, Gas Fuel On Site, Gas HVAC, Hot Air HVAC, 200-300 Amps, 400+ Amps, Gas Hot Water

Remarks	
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Public:	7035+-sf block building built in 3 stages from 1934,1962,1967. Former print shop. Average ceiling height roughly 13-14', One (1)Drive-in Overhead door and one (1) standard garage door. Upgraded Electrical service, with multiple 3 Phase panels. Office Spaces. Additional Lots 1,2,3,13. Great for retrofit or redevelopment. Located in the industrial zone just off of Rt. 73. Good access to Tacony-Palmyra Bridge, 95, 73, 130 & NJ Turnpike.
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Showing	
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Appointment Phone:	(856) 685-1981
Show Instructions:	LB Accompany, Appointment only.
Showing Features:	24 Hour Notice, Call To Show, Listing Agent Must Accompany

Cross Street: 5th & Legion Map Grid:
Directions: From 73 N/Palmyra Bridge Rd. Turn right onto W 5th St. On left at 2nd cross street Legion ave. (5th & Legion)

Listing Office

Listing Agent: [Gerald LaHay, CCIM \(Lic#0455331\)](#)
(856) 685-1981
Listing Office: [Keller Williams Realty - Cherry Hill](#) (KELWLM-M)
1814 Rt 70 East , Cherry Hill, NJ 08003
Office Phone: (856) 321-1212 Office Fax: (856) 321-1414

Compensation

Buyer Broker: 4 Transaction Broker: 4
Dual/Var Comm: Yes
Sub Agent Broker: 000

Listing Information

Original Price: \$275,000 PMP: 70
List Contract Date: 03/10/2016 DOM: 70
Last Modified: 05/18/2016 Short Sale/REO: No/No
Off Market Date: No
List Expire Date: 10/09/2016 Sign: Yes
Agreement Type: ER Prospects Excluded: No
Earliest Possession: 30-90 Days Owner: Devece & Shaffer Printers
Finance Accepted: Conventional, Lease Purchase, Seller/Private Property Disclosure: No
Documents: Aerial Photo, Building Plan



400 Legion Ave.

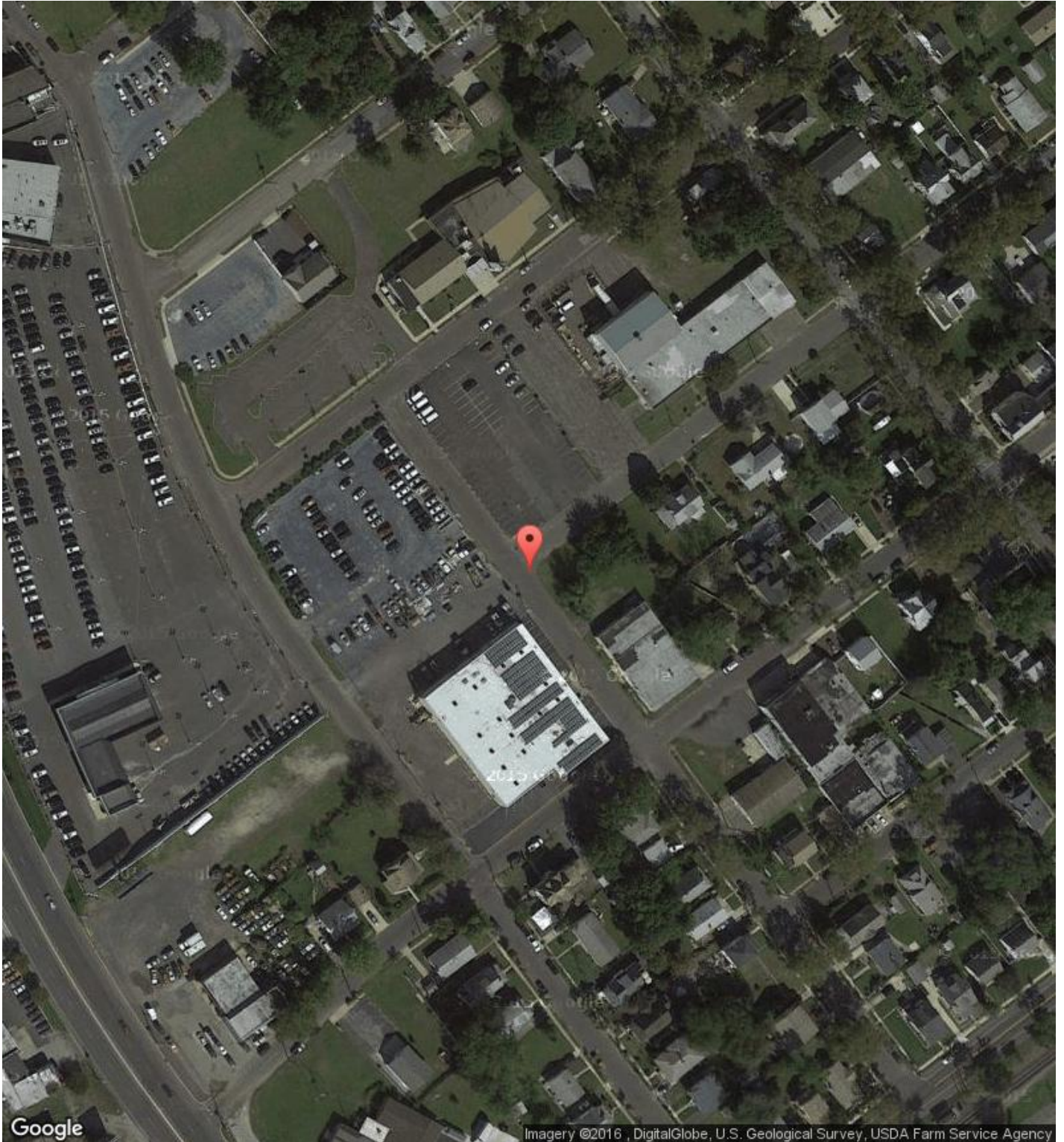
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Tax Info



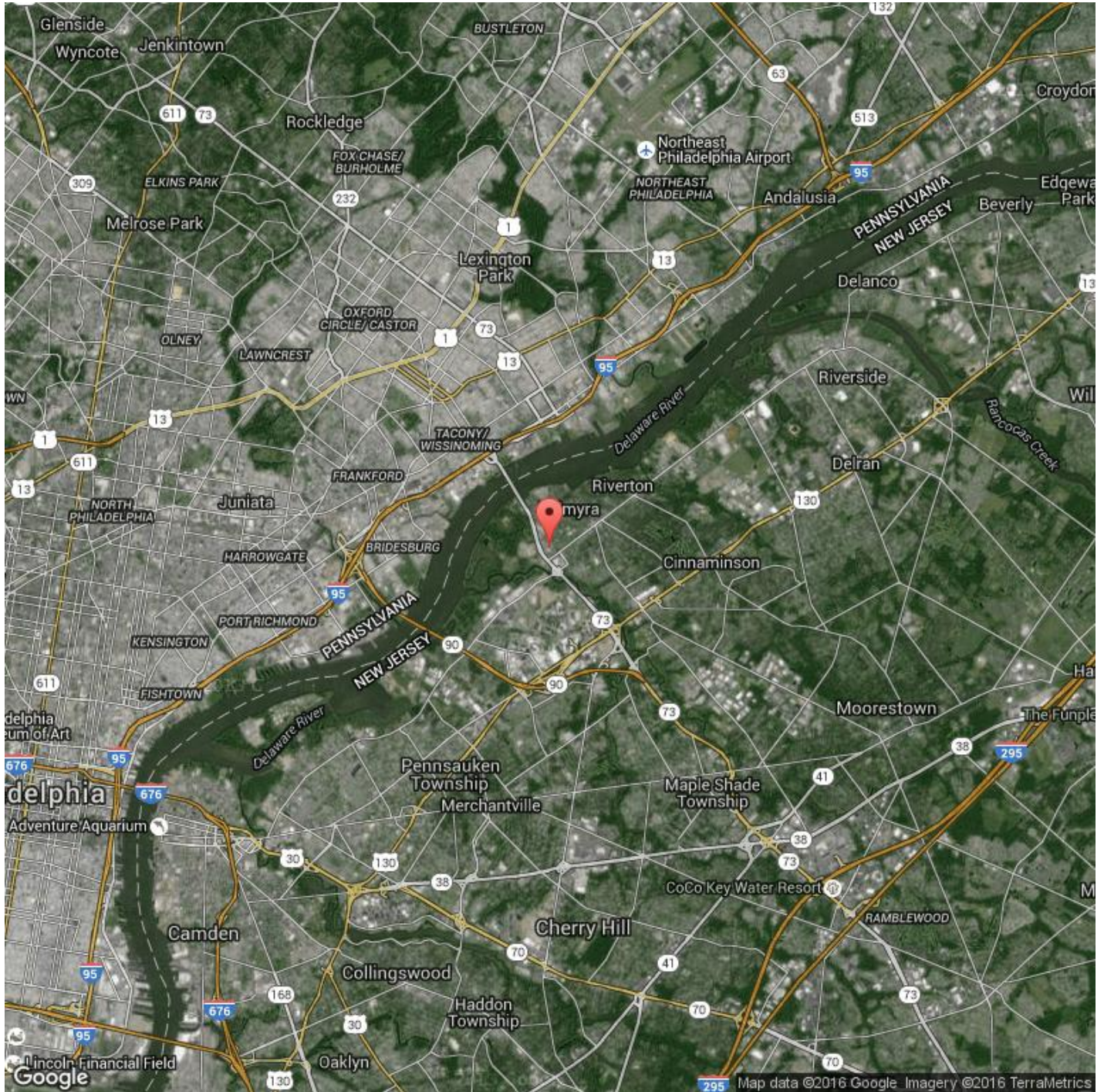
5th & Legion Ave Palmyra, NJ

	Tax Year	Annual Tax	Land	Bldg.	Total	County Des	SF	Acres	Add. Lot
27-00068-00001	2015	\$ 11,655.00	\$ 50,400.00	\$ 269,100.00	\$ 319,500.00	100 x100	10,000	0.23	L2
27-00068-00003	2015	\$ 1,259.00	\$ 34,500.00	\$ -	\$ 34,500.00		7380	0.17	
27-00068-00013	2015	\$ 175.00	\$ 4,800.00	\$ -	\$ 4,800.00				
Totals	2015	\$ 13,089.00	\$ 89,700.00	\$ 269,100.00	\$ 358,800.00		17,380	\$ 0.40	



Google

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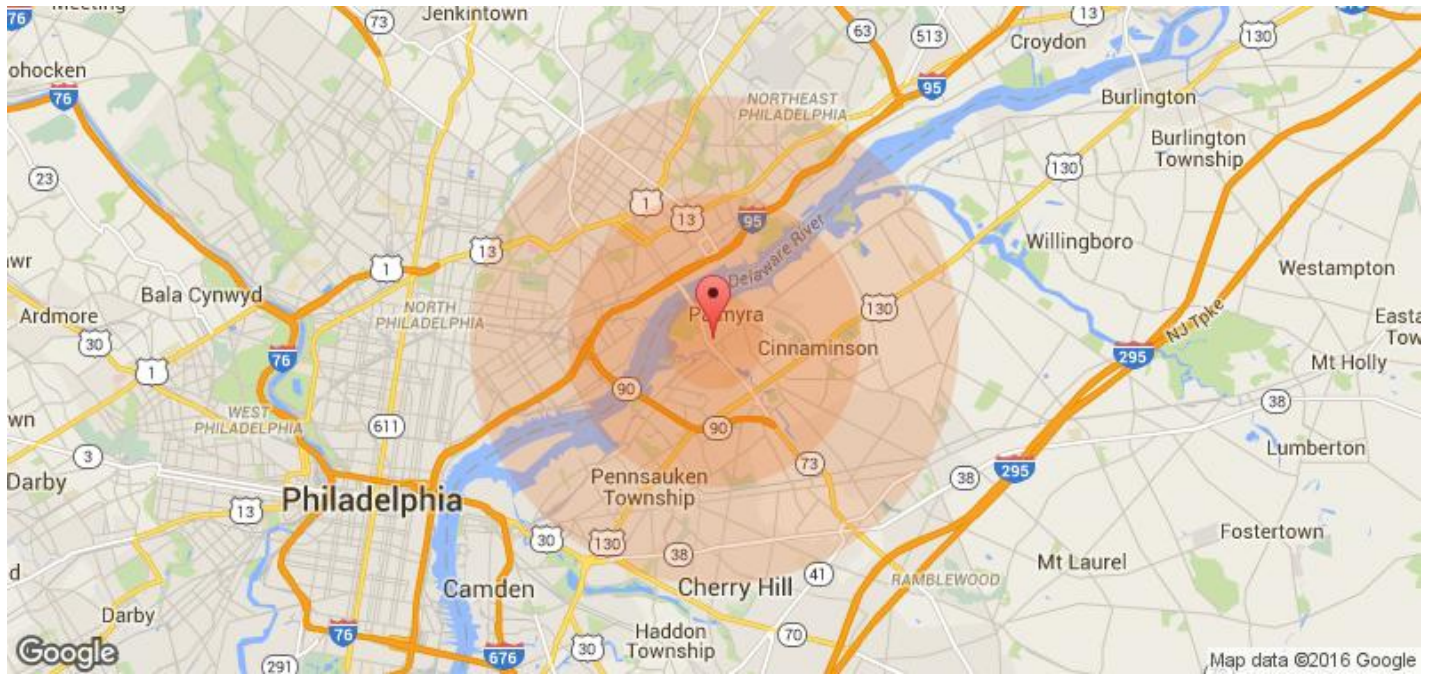


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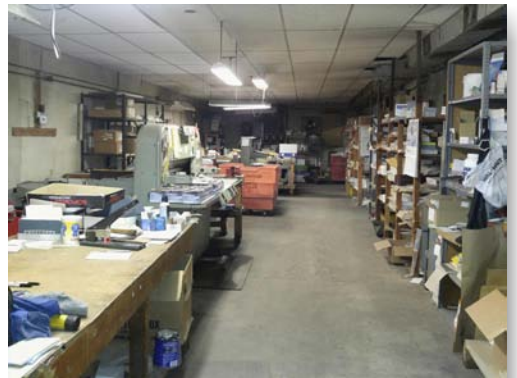
Demographics





Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
AGES 0-4	345	9,007	36,981	Median Household Income	\$69,152	\$42,006	\$39,905
AGES 5-9	466	11,462	45,496	< \$10000	145	5,279	22,356
AGES 10-14	451	10,922	41,821	\$10000-\$14999	113	3,601	13,359
AGES 15-19	454	10,965	40,895	\$15000-\$19999	130	3,088	13,115
AGES 20-24	449	10,754	41,072	\$20000-\$24999	150	3,315	11,961
AGES 25-29	458	10,144	39,700	\$25000-\$29999	100	3,169	12,960
AGES 30-34	473	9,388	37,666	\$30000-\$34999	158	3,427	12,026
AGES 35-39	484	9,065	36,845	\$35000-\$39999	133	3,306	10,570
AGES 40-44	564	9,415	37,573	\$40000-\$44999	151	2,506	9,275
AGES 45-49	625	9,782	38,152	\$45000-\$49999	110	2,448	8,313
AGES 50-54	636	9,561	35,886	\$50000-\$60000	380	4,687	16,384
AGES 55-59	607	8,742	32,161	\$60000-\$74000	345	5,610	18,957
AGES 60-64	520	7,361	26,601	\$75000-\$99999	654	6,097	22,758
AGES 65-69	435	5,934	20,745	\$100000-\$124999	389	3,688	12,400
AGES 70-74	335	4,523	15,650	\$125000-\$149999	167	1,974	6,165
AGES 75-79	228	3,422	11,690	\$150000-\$199999	167	1,478	4,821
AGES 80-84	150	2,466	8,348	> \$200000	59	866	2,875
AGES 85+	264	3,837	13,872				
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	5 Mile
Non Hispanic White	6,662	102,493	315,637	Housing Units	3,407	57,900	211,975
Population Black	980	26,463	119,128	Occupied Housing Units	3,186	54,009	196,510
Population Am In/AK Nat	1	148	1,773	Owner Occupied Housing Units	2,426	37,378	123,303
				Renter Occupied Housing Units	760	16,631	73,207
				Vacant Housing Units	221	3,891	15,465







PROFESSIONAL BIO

My name is Gerald LaHay and I am currently a Director of Commercial Investments with KW Commercial and specialize in 1031 Exchanges. I have also earned a professional designation (CCIM) Certified Commercial Investment Member through a series of graduate level courses, exams, and portfolio of experience with a minimum of \$10 million dollars in 5 years. I am the current treasurer of our local PA/NJ/DE CCIM chapter. I earned "Top 40 under 40" award for recognition in sales and philanthropy in my community. I am a member of ICSC-International Council of Shopping Centers and have participated as a panelist in a lecture on the "Future of Atlantic City". I have performed numerous Broker Opinion of Valuations for various financial institutions and Government organizations. I also work as a Real Estate Subject Matter Expert and Intelligence Analyst for Gabriella Services LLC.

