



# Commercial Property Network, Inc.

29 Emmons Drive, Suite F-40, Princeton, NJ 08540

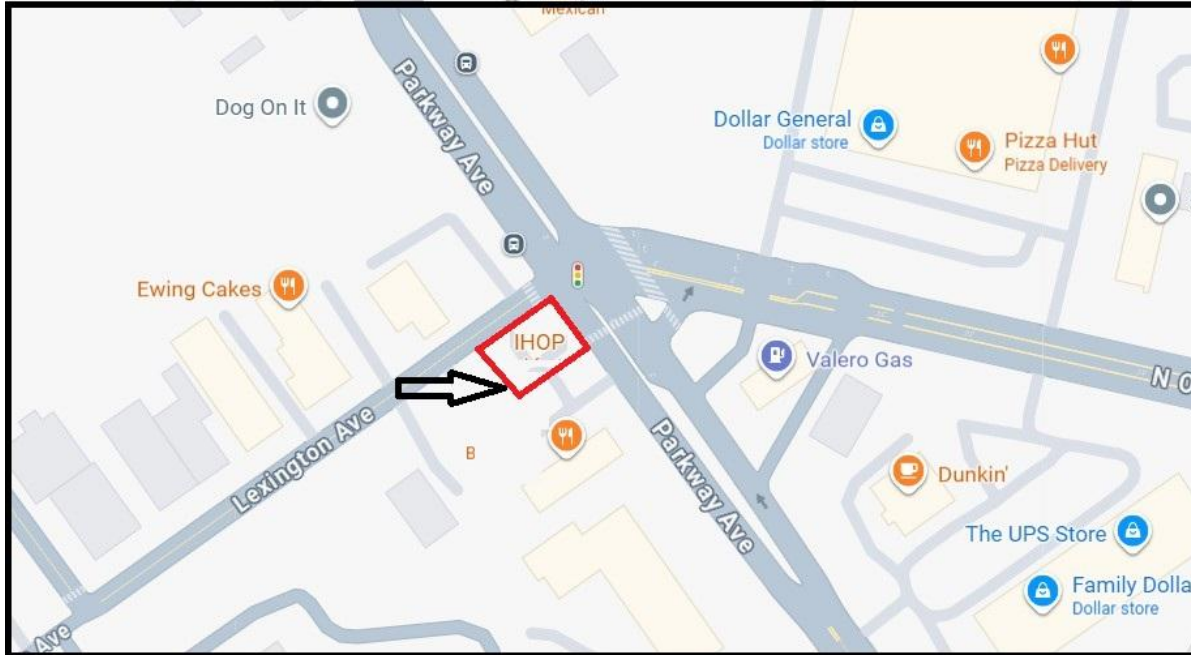
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[www.cpnrealestate.com](http://www.cpnrealestate.com)

## RESTAURANT-RETAIL / FOR SALE OR LEASE, Ewing NJ

Location: 811 Parkway Avenue, Ewing Township, NJ @ 3-way lighted intersection

Building: 3200/SF – Currently International House of Pancakes





Lot Size: .53 acres

Uses: Variety of retail uses permitted

Utilities: Public sewer, water, electric, gas and cable

Equipment: Anticipate that existing equipment to remain/As Is condition

Comments: Move in opportunity  
At corner of 3 roads  
Significant signage  
Ample parking  
Could be Turn Key, Breakfast/Lunch Restaurant  
Close to New Housing, Ewing High School, and many Retail Sites.

Taxes: \$27,270 (2024)

Lease Price: Asking \$12,000/month, subject to term, condition and other factors

Sale Price: \$1,200,000.00

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