

PROPERTY INFORMATION

Location: 402 West Kings Highway,
Mount Ephraim, NJ

Property Description



- **Location:** 402 West Kings Highway, Mount Ephraim, NJ
- Block 89, Lot 4
- **Zoning:** C - Commercial Zoning District
- **Description:** One-story free standing commercial building
- **Highest & Best Use:** Restaurant
- Approximately 2,334 sq ft gross building area; 6,250 sq ft site
- **Chronological Age:** ±91 years

402 West Kings Highway, Mt. Ephraim, NJ

Property Description

- **Frontage/Access:** 50 ft. along West Kings Highway, 125 sq. ft along Lincoln Avenue
- **Topography:** Level site, adequate drainage
- **Storm Drainage:** Adequate
- **Flood Zone:** Zone X-an area of minimal flood hazard
- **Foundation:** Concrete block/Brick
- **Exterior Walls:** Brick
- **Roof:** Gable, Asphalt Shingle
- **Building Doors:** Metal & glass
- **Floor Structure:** Wood joist
- **Windows:** Metal frame fixed pane storefront windows
- **Parking:** On-site parking lot for 6 cars

402 West Kings Highway, Mt. Ephraim, NJ

Tax Information



- **Borough of Mt. Ephraim (Camden County)**
Tel: (856) 931-1546
- **Tax Parcel ID#:**
Block 89, Lot 4
- **2009 Real Estate Tax Rate \$8,477.00**

LEGAL DESCRIPTION

All that certain parcel of land situate in the Borough of Mount Ephraim, County of Camden, State of New Jersey, described as follows:

Beginning at the intersection of the southerly line of Kings Highway with the westerly line of Lincoln Avenue; thence

- 1) Along the southerly line of Kings Highway, S 88 degrees 00 minutes 00 seconds W, a distance of 50.00 feet; thence
- 2) Along the division line of Lots 3 and 4, Block 89 as shown on the official tax map for the Borough of Mount Ephraim, S 02 degrees 00 minutes 00 seconds E, a distance of 125.00 feet; thence
- 3) Along the division line of Lots 4 and 5, being the northerly line of a ten foot private driveway, N 88 degrees 00 minutes 00 seconds E, a distance of 50.00 feet; thence
- 4) Along the westerly line of Lincoln Avenue, N 02 degrees 00 minutes 00 seconds W, a distance of 125.00 feet to the point of beginning.

Being known as Lot 4, Block 89, as shown on the official tax map for the Borough of Mount Ephraim.

Also known as Lots 7 and 8, "Linwood Tract at Mount Ephraim, Section 33," filed.

Cleo E. McCall

Cleo E. McCall, P.L.S. N.J. #33532

Date: 7/24/2007