

# White Cedars Memorial Park & Mausoleum

1401 N. Main Street, Manahawkin, NJ 08050

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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Located in Ocean County, where 22.5% of its population is over the age of 65.
- White Cedars Memorial Park has been fully accredited and operational since 2001.
- 4 large and 2 smaller mausoleums can be built.
- Existing mausoleum was built in 2006 and consists of 350 garden style crypts with 50 still available. There are 60 niches with 15 still available.
- Two-story office building.
- There is a loop road with  $\pm 900$  graves, of which  $\pm 80$  have been sold.
- Up to  $\pm 4,000$  additional graves can be built.
- Peaceful setting of landscaped grounds framed by woods at rear of property.
- Cemeteries are privately held with singular investment/tax advantages. All NJ cemeteries are non-profit entities with private boards.

### PROPERTY DESCRIPTION

The right business for the right time. Fully approved cemetery with a long-term build out development plan in place. Gradual completion will boost both capacity and revenue. Adding an approved chapel will provide added revenue over several generations. White Cedars Memorial Park and Mausoleum is truly a one-of-a-kind long-term investment opportunity.

### LOCATION DESCRIPTION

Located only 6 miles from Exit 63 of the Garden State Parkway with 2,500 feet of frontage on Route 9. In the Jersey Shore area with large retirement communities nearby.

### OFFERING SUMMARY

SALE PRICE:	\$10,000,000
LOT SIZE:	$\pm 25.459$ Acres

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Douglas Sitar | O: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

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CEMETERY FOR SALE

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## ADDITIONAL PHOTOS



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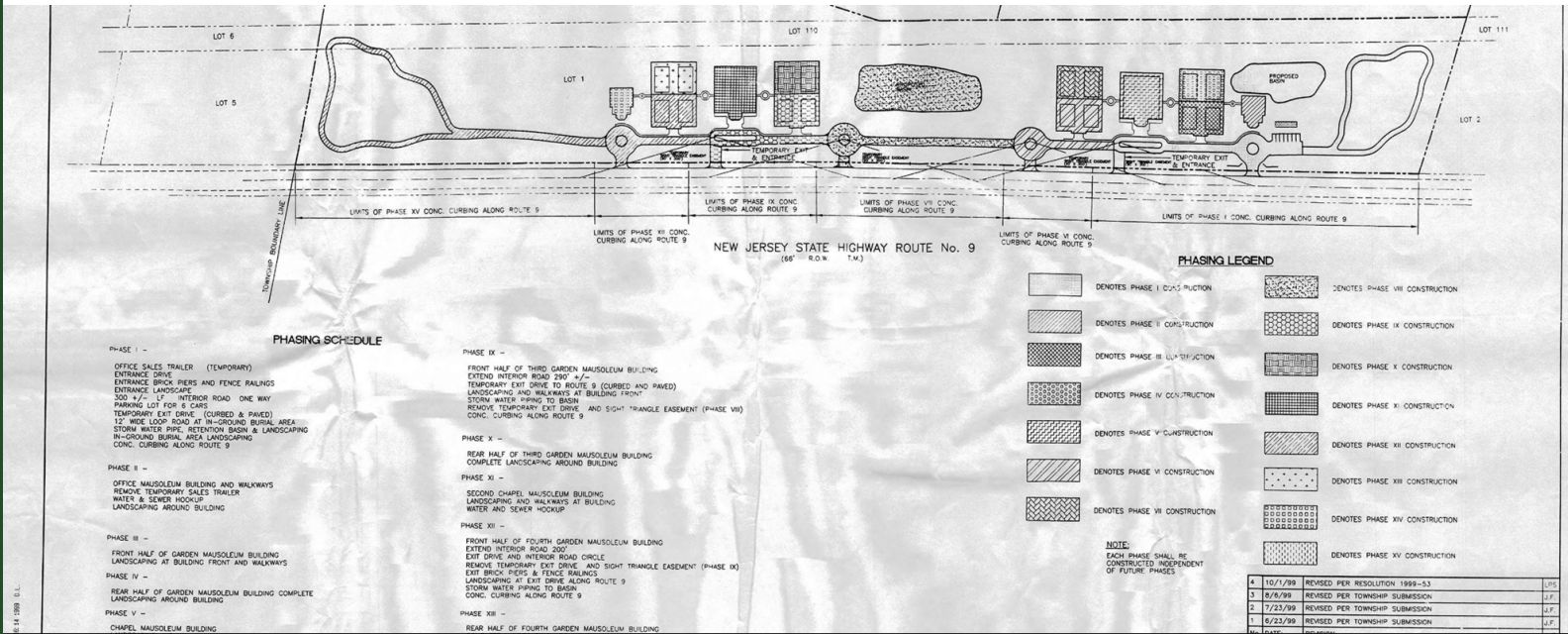
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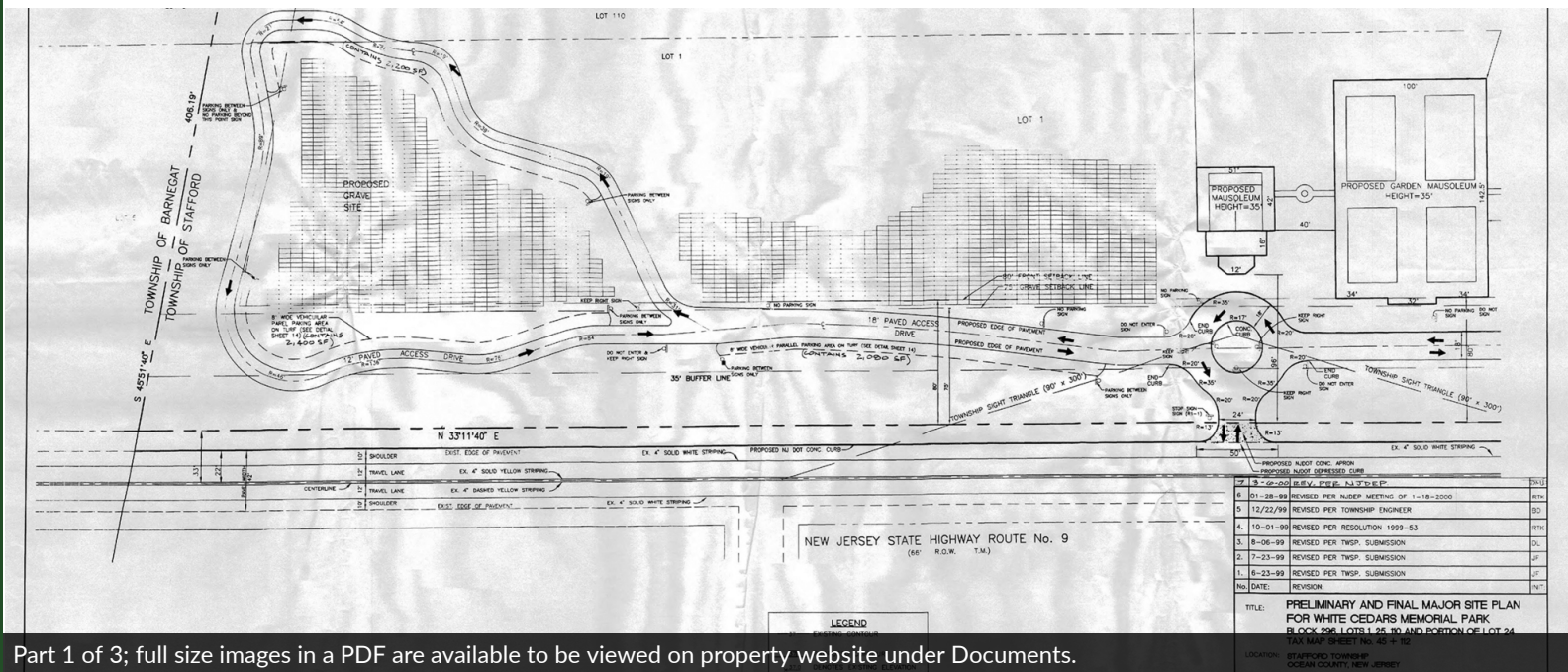
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## SITE PLAN



Full site plan; full size images in a PDF are available to be viewed on property website under Documents.



Part 1 of 3; full size images in a PDF are available to be viewed on property website under Documents.

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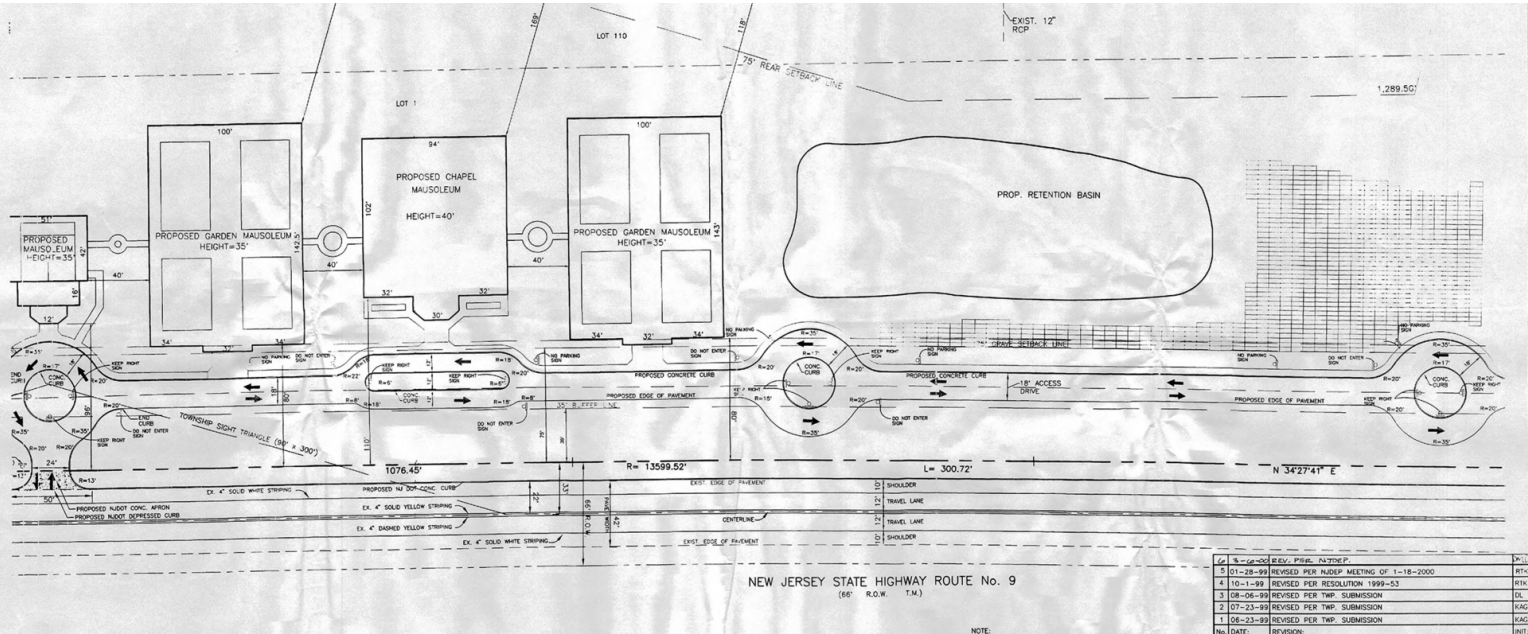
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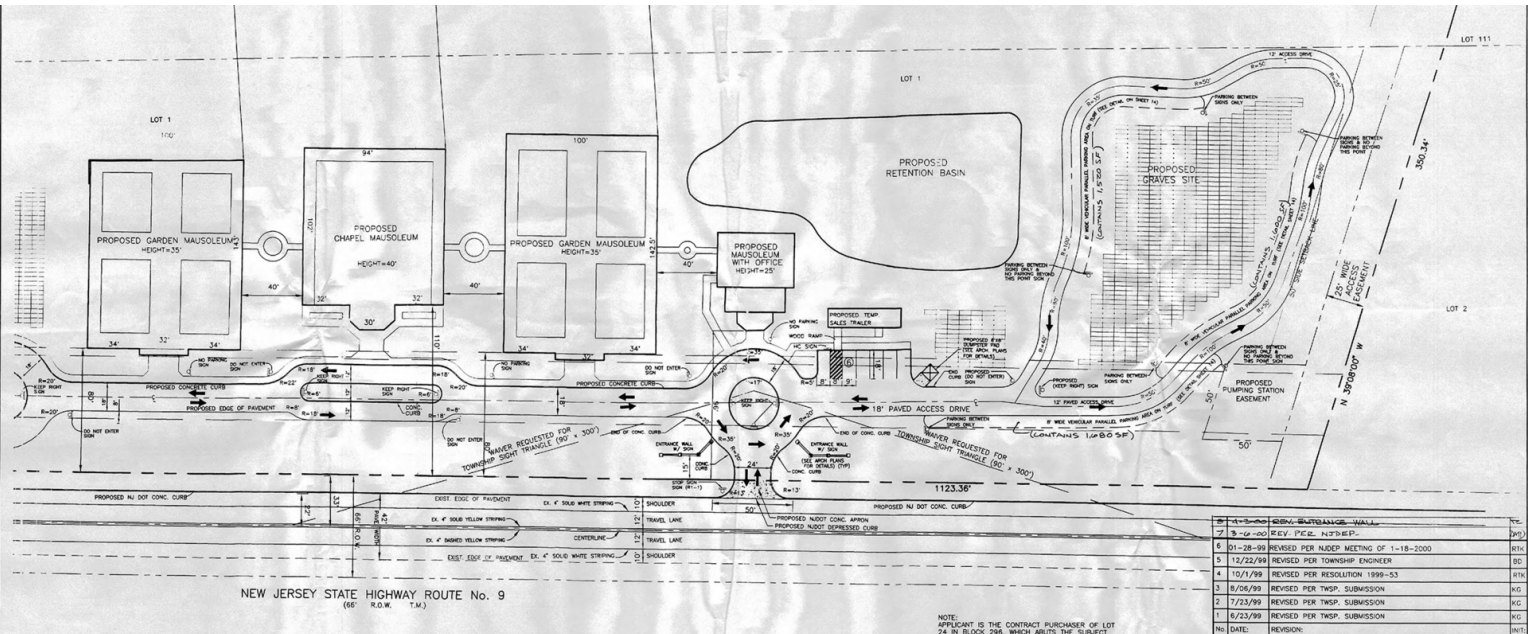
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## SITE PLAN



Part 2 of 3; full size images in a PDF are available to be viewed on property website under Documents.



Part 3 of 3; full size images in a PDF are available to be viewed on property website under Documents.

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CEMETERY FOR SALE

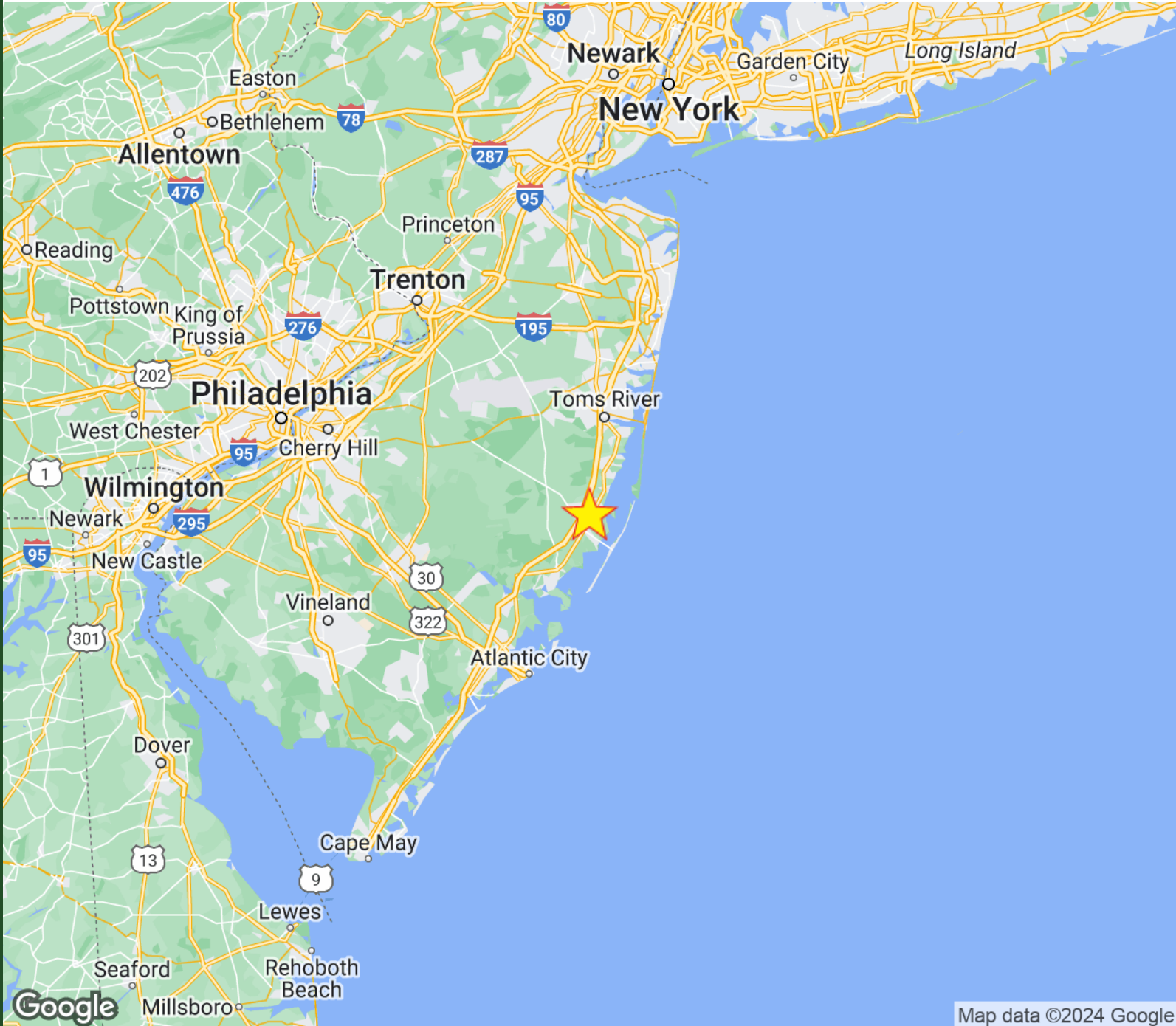
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## LOCATION MAP



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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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