

FOR SALE-+/- 2.26 ACRES OF HIGHWAY FRONTAGE LAND ON RT. 1, SOUTH BRUNSWICK



3942-3944
SOUTH BRUNSWICK, NJ 08852
TOTAL ACREAGE -11.42 ACRES

BLOCK : 86, LOT: 75.011
OFFERING PRICE: \$ 1,150,000.00
*******JUST REDUCED *******
2017 TAXES: \$ 25,766- RECENT TAX APPEAL
ZONING C-3-HIGHWAY ORIENTED BUSINESS

HIGH DAILY TRAFFIC COUNTS

- 420 FEET OF HIGHWAY FRONTAGE.
- TOTAL OF +/-8.96 AC USEABLE/
BUILDABLE.
- CURRENT DEP LOI-VALID THRU 2/20/19.
- WATER, NATURAL GAS. ELECTRIC
AVAILABLE TO SITE. SEWERS MAY BE
POSSIBLE. W/ADDITIONAL EXTENSION.
- CONVENIENT TO NORTH AND
SOUTHBOUND TRAFFIC.
- STRONG DEMOGRAPHICS.



KROLL

COMMERCIAL REALTY LLC

Barry H. Zagnit@732-613-8100 ext.17
bzagnit@krollcommercial.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

KROLL

COMMERCIAL REALTY_{LLC}

Confidentiality & Disclaimer

All material and information received or derived from Kroll Commercial Realty, LLC and/or any affiliated individual/party are provided without warranty or guarantee as to completeness or accuracy, compliance or lack of compliance with applicable governmental requirements, developability, condition, or suitability, past, current, projected financial performance of the property, intended use or any and all other matters. Information furnished by Kroll Commercial Realty, LLC, including affiliated individuals, is not a substitute for a party's active conduct of its own due diligence.

All individuals, parties, and/or entity are urged to verify all information and to conduct their own research and/or inspections including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by consulting appropriate independent professionals. Kroll Commercial Realty, LLC, and/or any affiliated individual/party do not serve as a financial advisor of any nature. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may not reflect actual performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.