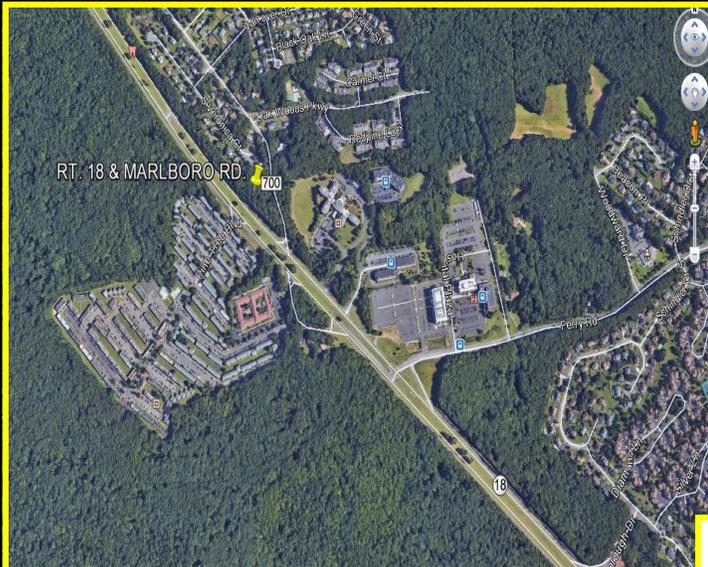


1.75AC CORNER PROPERTY FOR SALE W/APPROVALS FOR 9,000 SF MEDICAL/PROF. OFFICE ON RT.18 IN OLD BRIDGE

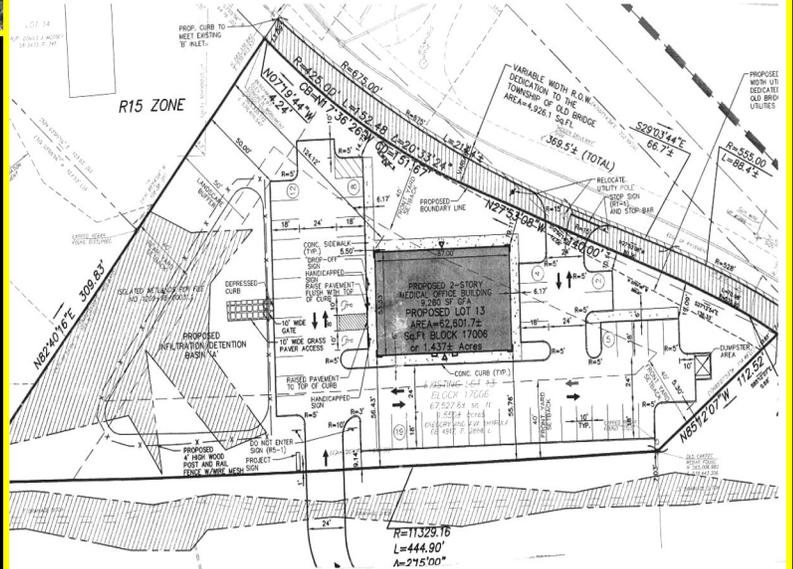


**ROUTE 18 AND MARLBORO ROAD
OLD BRIDGE, NJ 08857
TOTAL ACREAGE +/- 1.75**

**BLOCK : 17006, LOT: 13
OFFERING PRICE: \$ 750,000.00
JUST REDUCED FROM \$1,350,000.00
2017 TAXES: \$ 3,145.00**

***THIS PROJECT HAS VALID MUNICIPAL
APPROVALS THRU 6/2018.***

- 1/4 MILE FROM RARITAN BAY OLD HOSPITAL.
- DRASTIC PRICE REDUCTION.
- ON HEAVILY TRAVELED RT. 18, OLD BRIDGE.
- 380 FEET OF HIGHWAY FRONTAGE.
- MUNICIPAL APPROVALS VALID THRU 6/18.
- +/- 50 CAR PARKING.
- FULL UTILITES AVAILABLE TO SITE.
- CONVENIENT TO NORTH AND SOUTHBOUND TRAFFIC.
- STRONG DEMOGRAPHICS.



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COMMERCIAL REALTY L.L.C.

**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.

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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.