



FEATURED PROPERTY

AVAILABLE FOR SALE

VACANT LAND - DEVELOPMENT SITE

Approved for 5,000 Sq. Ft. Office Building

411 Hooper Avenue, Toms River, NJ

DOWNTOWN TOMS RIVER - WALK TO COURT HOUSE

Ideal for Attorney, CPA, Title Company, Mortgage Firm

Fully Approved Professional Office Site "Shovel Ready" to Build



Asking: \$399,000.00



NJ COMMERCIAL REALTY SERVICES

Member ICSC - International Council of Shopping Centers

255 Main Street, Toms River, NJ 08753

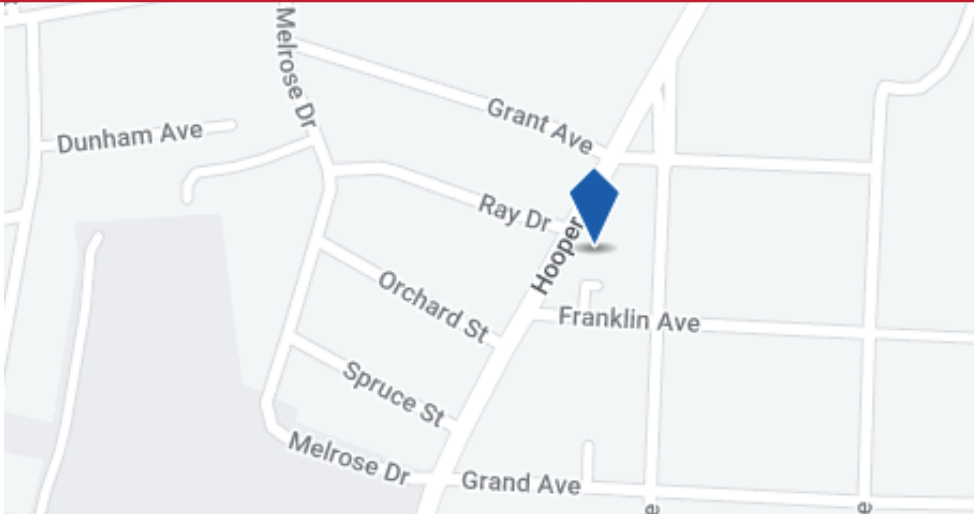
Office: (732) 244-6700 • Fax: (732) 244-6701

Email: ron@rosettorealty.com • Website: rosettorealty.com

For more information, contact our Broker:

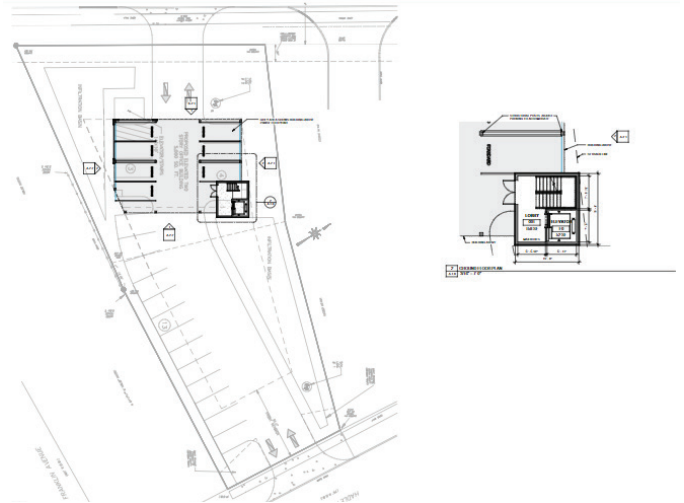
Ron Rosetto

732-244-6700 or ron@rosettorealty.com



FEATURES:

- APPROVED 5,000 SQ. FT. OFFICE BUILDING
- 18 ON SITE PARKING SPACES
- Designed with Elevator
- All Drainage installed on site
- Utilities at the street
- Foundation and Footing Permit in Place
- Site Plan and Resolution of Approval on file



INVESTMENT HIGHLIGHTS:

- Ideal location for a law office or other professional office
- The sitework has begun and this building is shovel ready
- Beautiful design ideal for this location
- 18 onsite parking spots
- Located in the village district of Downtown Toms River
- Walking distance to the courts, county buildings, and town hall

EXECUTIVE SUMMARY:

- Buy the approval (\$399,000) or buy the finished building (price based on buildout and finishes) or lease the space (\$23 NNN). There are many options to fit your needs and budget.

