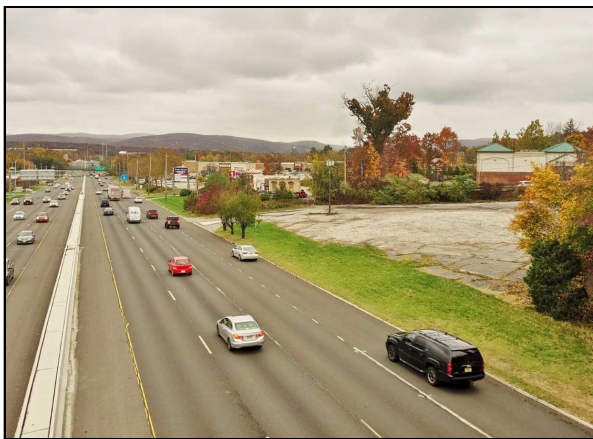




FOR SALE & LEASE - 1216 Rt 17N

1216 New Jersey 17
Ramsey, NJ 07446



Price: \$1,650,000

Property Highlights

- Surrounded by Class A Retail
- Heavy Traffic Count 50K+ Vehicles Per Day
- Shovel Ready - All Municipal Utilities Available
- Phase I Done in 2014
- .711 Acres
- 312 Ft of Frontage on Rt 17 Northbound
- Easy Access from North or South Rt 17
- Zoned B-3 Commercial

74 Godwin Avenue
Ridgewood, NJ 07450

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Property Summary

Building SF:	0
Lease Rate:	\$10,000 Mo NNN
Lot Size:	0.71 Acres
Price:	\$1,650,000
Zoning:	B-3

Property Overview

This parcel has approximately 312' of highway frontage, and all municipal utilities are available. Phase I was done in 2014, so the property is clean & shovel ready.

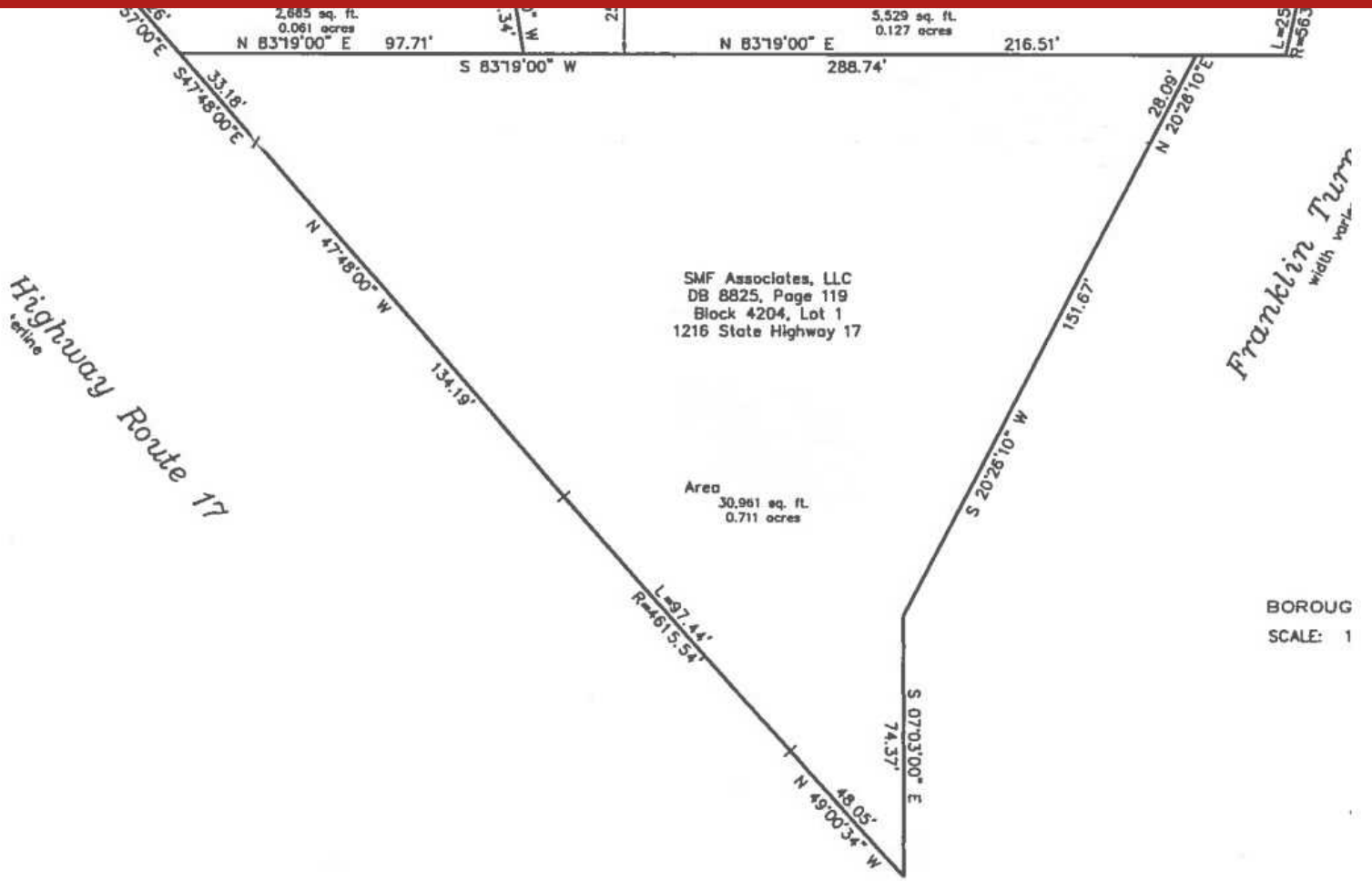
Highlights

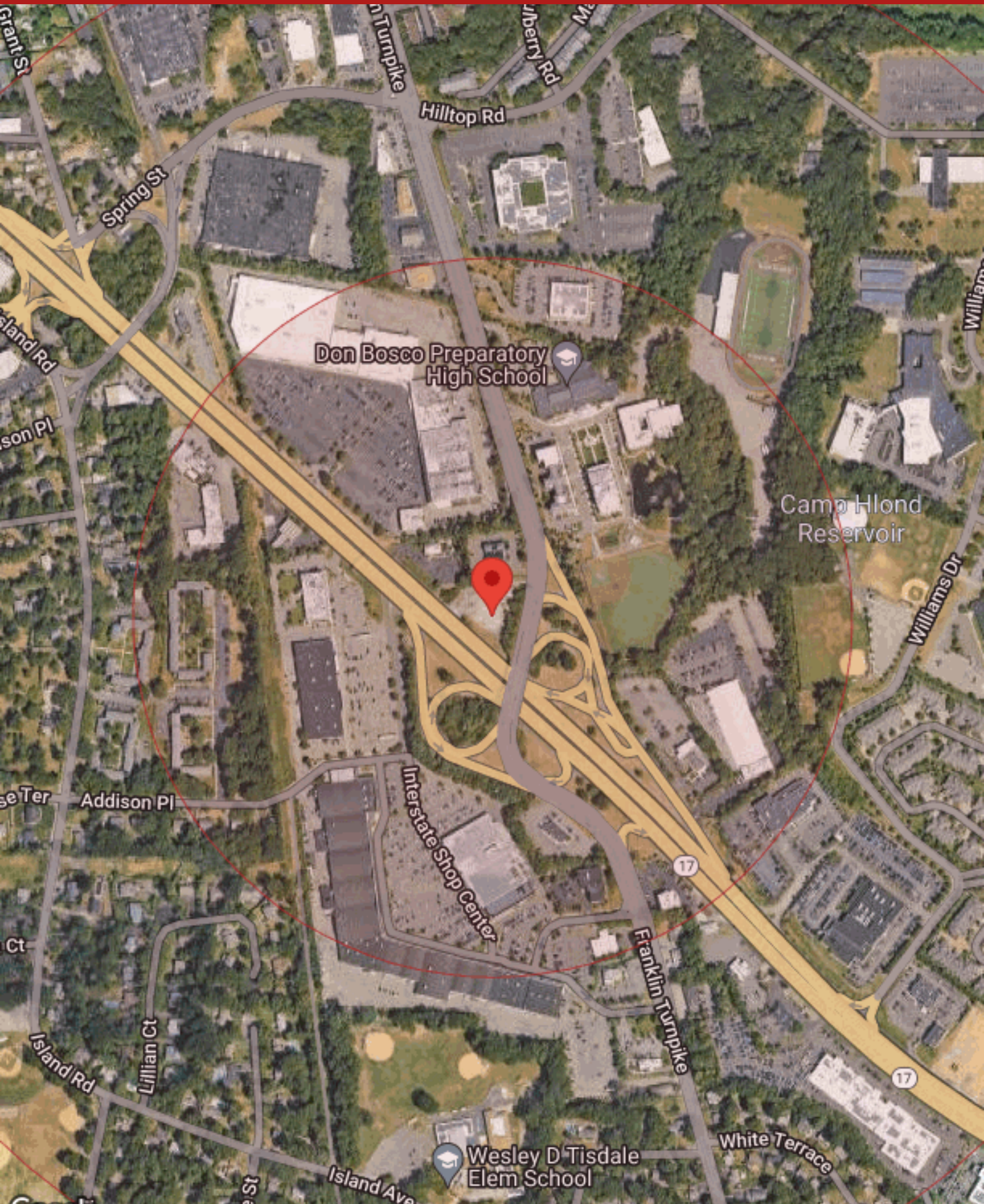
Surrounded by Class A Retail this property has nearly 50,000 vehicles passing it a day.

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PROPERTY PHOTOS





Don Bosco Preparatory High School

Camp Hlond Reservoir

Wesley D Tisdale Elem School

Interstate Shop Center

Franklin Turnpike

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