



**penzone**  
**REALTY**

OFFICE: 856-227-3004 | FAX: 856-227-3008 | [WWW.PENZONEREALTY.COM](http://WWW.PENZONEREALTY.COM)  
3 E HIGH STREET, GLASSBORO, NJ 08028

**0 BRIDGETON PIKE**  
**MANTUA, NJ 08051**



**BLOCK 110 | LOT 3 | BRIDGETON PIKE**

**Sale Price: Call for Details | +/- 4.35 AC**

## **MAIN FEATURES**

- ENJOYS 322 FT OF FRONTAGE ALONG BRIDGETON PIKE
- WETLAND DELINEATION COULD POTENTIALLY RESULT IN +/- 2 AC OF DEVELOPABLE LAND  
(2007 FEASIBILITY STUDY)
- APPRAISAL AND FEASIBILITY STUDY ARE AVAILABLE
- LOCATED ON NORTH SIDE OF ROUTE 45 (BETWEEN BRITTANY AND WASHINGTON)
- ZONED RESIDENTIAL (R11), BUT COMMERCIAL VARIANCE POTENTIALLY ACHIEVABLE
- LOCATED NEAR HOME DEPOT, KHO'S, AND PLANET FITNESS

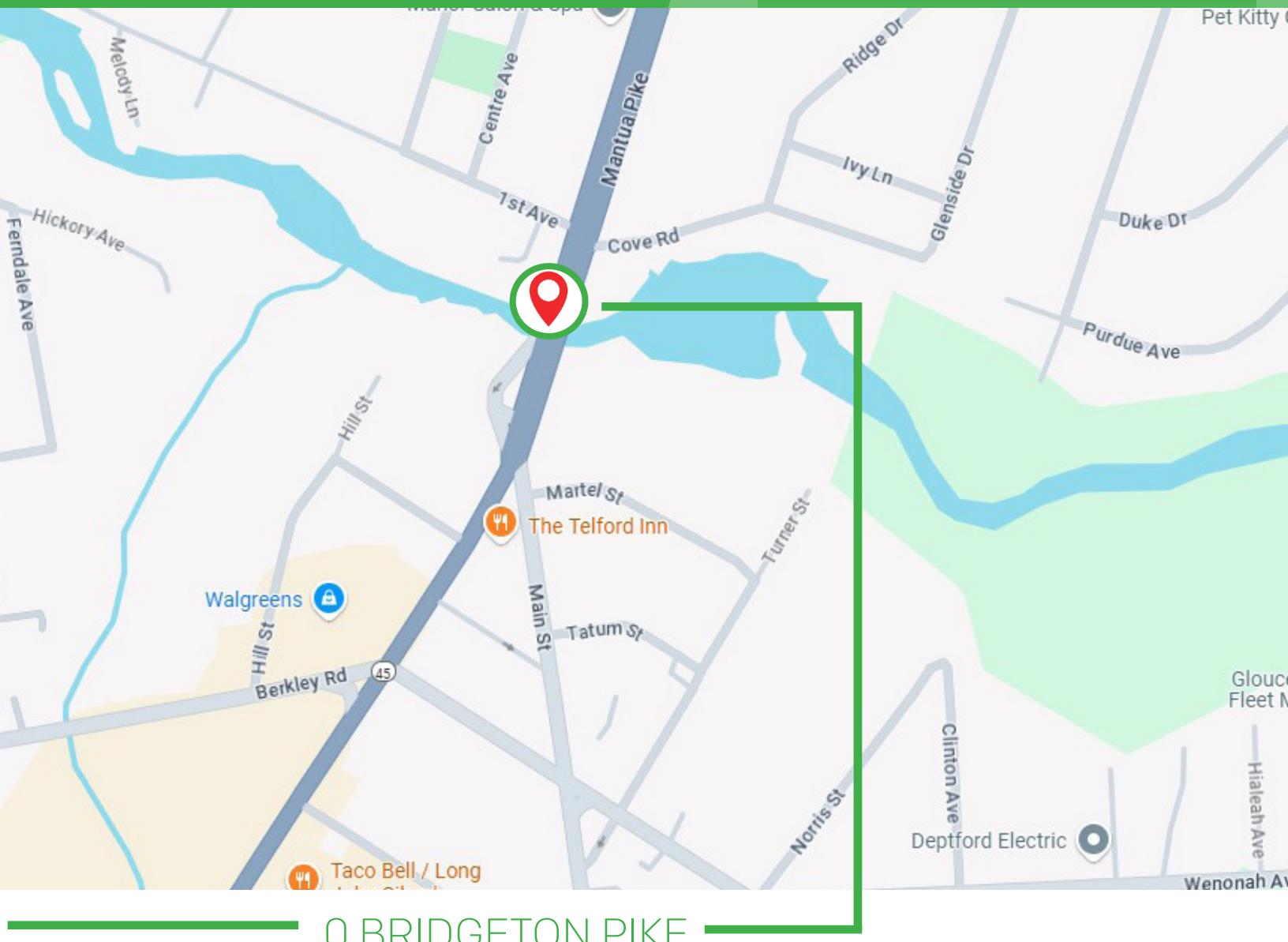


**MIKE GRIES**  
**REALTOR-ASSOCIATE®**  
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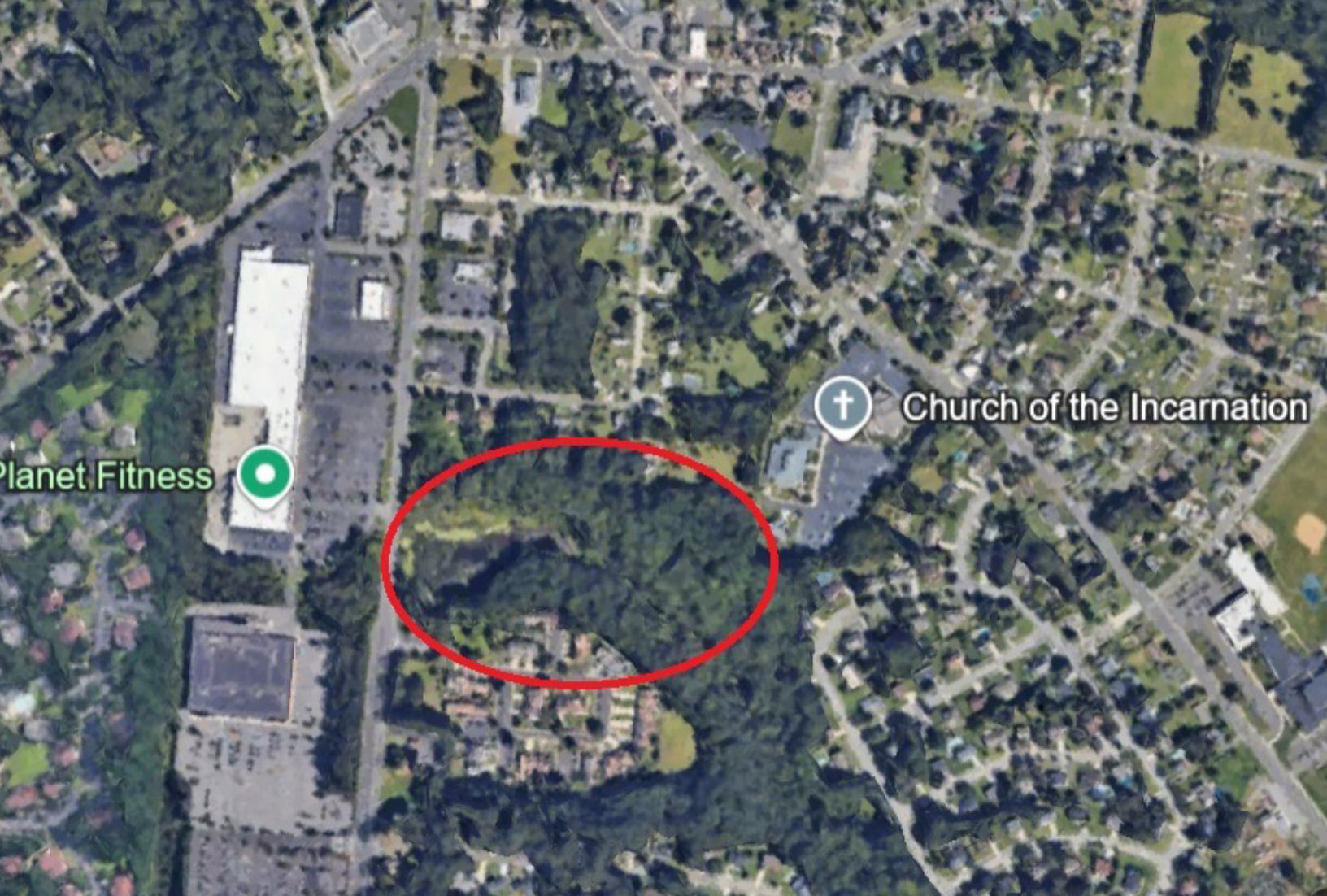


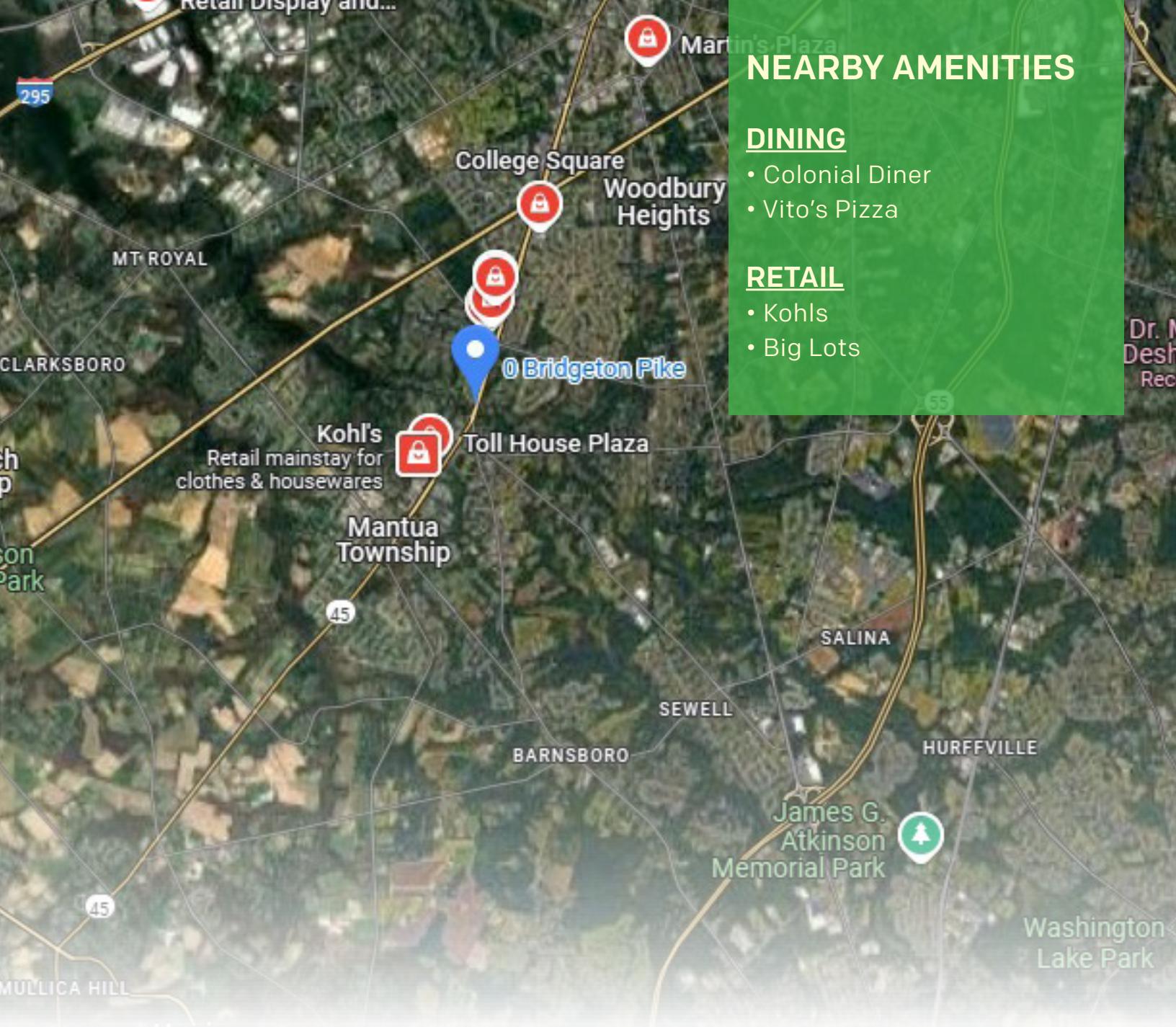
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## LOCATION



0 BRIDGETON PIKE





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