

LAND FOR SALE

2.45 Acres

Retail Development Opportunity

**FIRE SALE - ALL OFFERS WELCOME - SELLER
PRIORITIZING QUICK-CLOSE CASH OFFERS**



PROPERTY SPECIFICATIONS

Description: Land for Development

Land Size: 2.45 Acres

Dimensions: 330' x 320'

Frontage: 330' on Rte 47

Possession: Immediate

Topography: Flat

Zoning: B-3

Real Estate Taxes: \$91.48 (2022)

Sale Price: ~~\$400,000/\$3.75 PSF~~
~~\$295,000/\$2.76 PSF~~
\$242,500/\$2.27 PSF

PROPERTY OVERVIEW

RETAIL DEVELOPMENT OPPORTUNITY

- Prime retail location along busy Route 47 corridor with good frontage
- Water is to the south near Jewel. Sewer is at the east property line
- Improved 4 lane intersection proposed with full curb cut on north end of property
- Shared access point with property to the north - adjacent owner will cooperate in shared expenses for road improvements
- New Jewel/Osco, Starbucks and Dunkin' Donuts just south of site
- PIN# 18-21-401-026

LINDA KOST

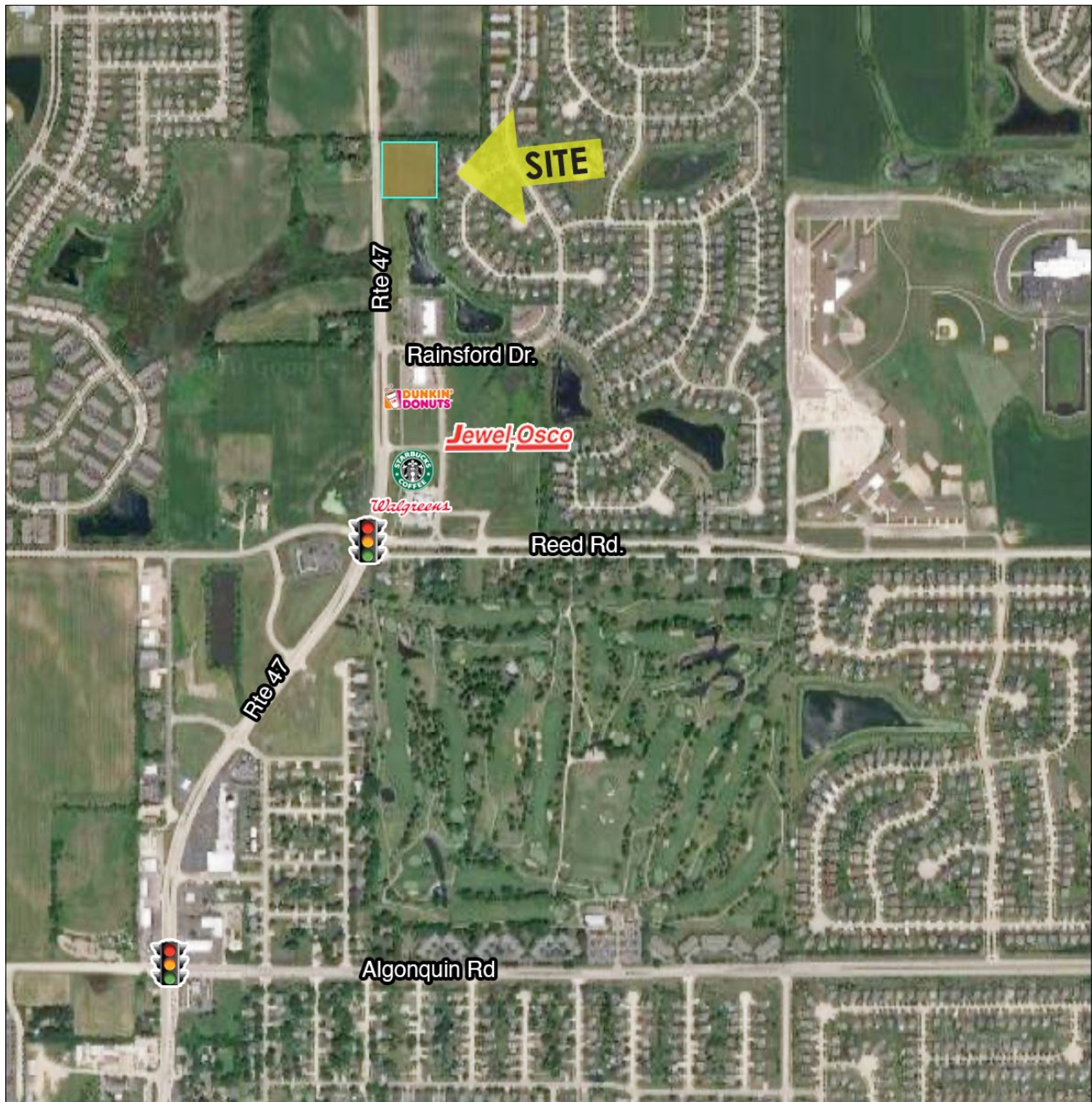
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