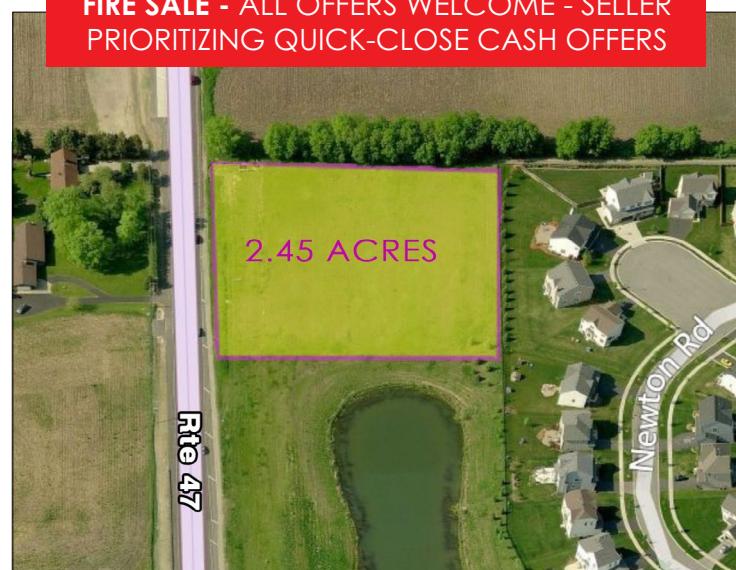


## LAND FOR SALE

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/\$2.74 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

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