



## Specifications

Located in One of NJ's Most Desirable Towns –  
 Brielle, NJ  
 Sale Includes Restaurant, Liquor License  
 and Income Generating Units

$\pm 6,900$  SF – 2 Buildings  
 TOTAL BUILDING SIZE

$\pm 4,500$  SF  
 Restaurant + 3 Bedroom Apartment  
 with \$1,600/Month of Income  
 BUILDING 1

$\pm 2,400$  SF  
 Residential Home with  
 \$1,800/Month of Income  
 Studio Apartment with  
 \$800/Month of Income  
 BUILDING 2

$\pm 0.38$  AC (Block 78.02, Lot 4)  
 LOT SIZE

C-1 Central Commercial  
 ZONING

For additional property information or to arrange an inspection,  
 please contact the exclusive brokers:

Scott G. Savastano  
 Executive Director  
 973.379.6644 x 147  
 SGSavastano@blauberg.com

Nicholas A. Savastano  
 Associate  
 973.379.6644 x 234  
 NSavastano@blauberg.com



**FOR SALE | 420 HIGGINS AVENUE | BRIELLE, NJ**



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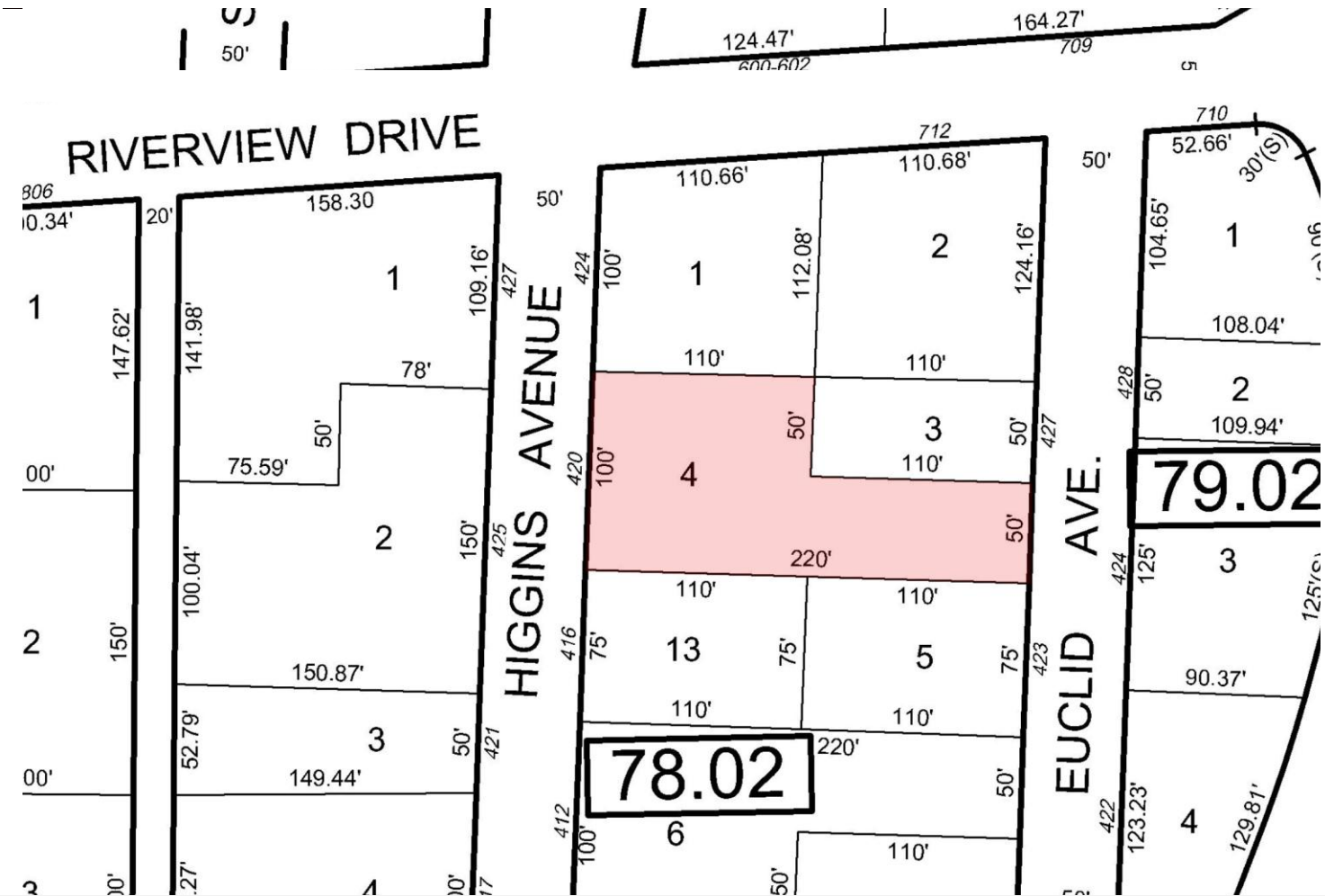
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THE BLAU & BERG COMPANY

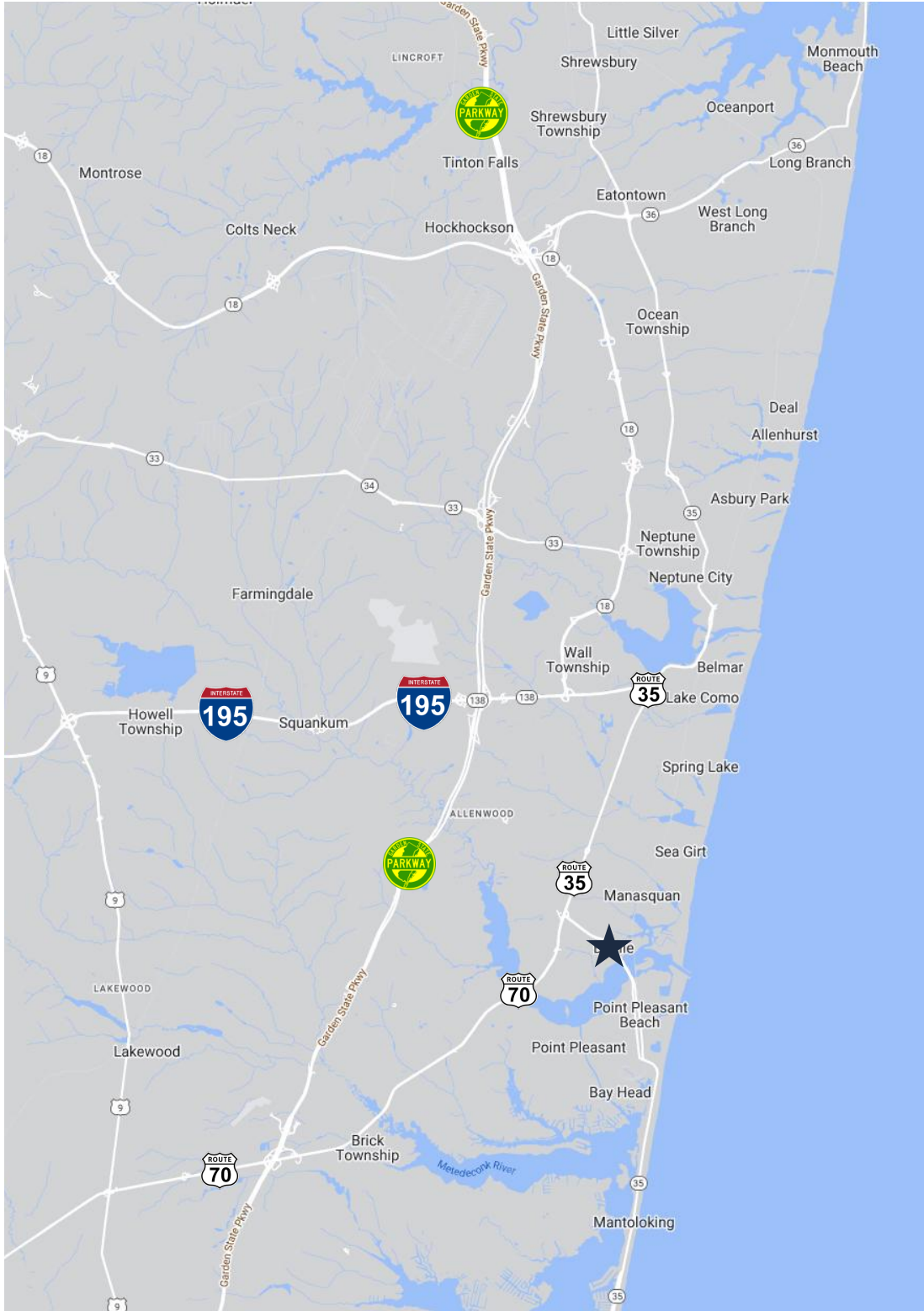
- Total Population: 123,923
- Households: 51,098
- Median Household Income: \$129,237
- Average Household Size: 2.4
- Transportation to Work: 63,818
- Labor Force: 101,672

- Total Population: 421,981
- Households: 154,455
- Median Household Income: \$111,065
- Average Household Size: 2.7
- Transportation to Work: 202,578
- Labor Force: 329,128

- Total Population: 755,729
- Households: 286,471
- Median Household Income: \$108,923
- Average Household Size: 2.6
- Transportation to Work: 359,914
- Labor Force: 598,364

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## ACCESSIBILITY



0.3 MI  
Route 35



0.3 MI  
Route 70



5.2 MI  
I-195



5.7 MI  
GSP Exit 98

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