



FOR SALE

1,032 SF

37 & 41 W Edgar Road (Route 1 & 9), Linden, NJ 07036



BUILDING SF:	1,032 SF
LOT SIZE:	0.19 Acres / 8,651 SF
ASKING PRICE:	\$1,600,000
FRONTAGE:	75' on Route 1 and 9 North
TRAFFIC COUNT:	68,532 VPD
ZONING:	C-2 Retail & Commercial



FOR MORE INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKERS:

Tarang Ramani
tramani@lee-associates.com
C 201.458.5472



[f](#) [X](#) [in](#) [Instagram](#)



RETAIL/OFFICE
REDEVELOPMENT SITE

FOR SALE

1,032 SF

37 & 41 W Edgar Road (Route 1 & 9), Linden, NJ 07036

AERIAL



PROPERTY PHOTOS





LEE & ASSOCIATES

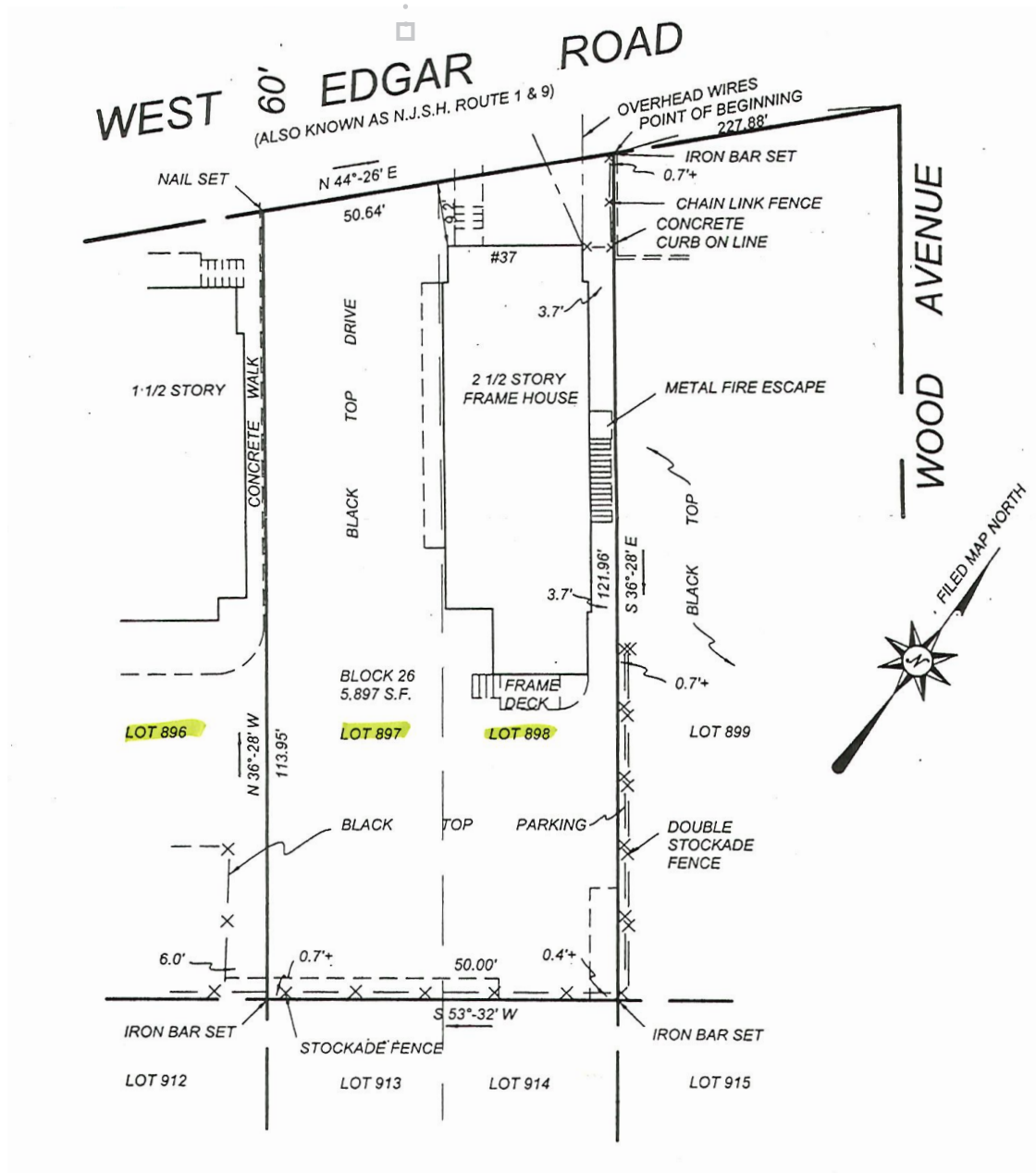
RETAIL/OFFICE
REDEVELOPMENT SITE

FOR SALE

1,032 SF

37 & 41 W Edgar Road (Route 1 & 9), Linden, NJ 07036

SURVEY



FOR MORE INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKERS:

Tarang Ramani
tramani@lee-associates.com
C 201.458.5472

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.