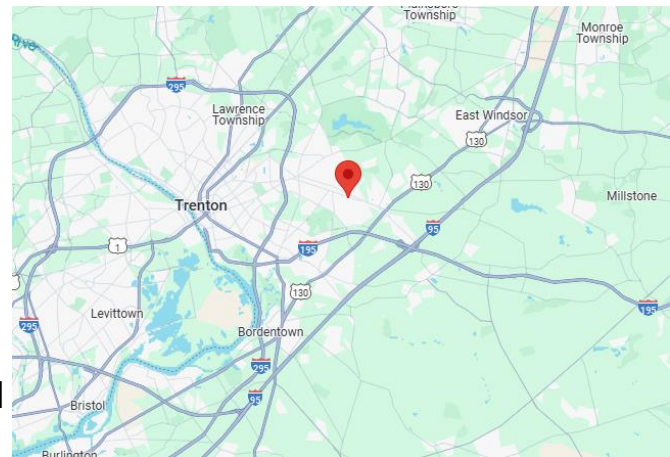




1898 Route 33
Hamilton, NJ 08690

Available for Sale:

- 2.78 Acres of Land
 - 2,800 SF Building and 2 Car Garage
- Block 1952, Lots 37 & 38
- Zoning: HC II (Highway Commercial)
 - Automobile Sales & Service, Fast Food, Bars, Planned Commercial Development, Game Arcades, Agricultural Commercial, Drugstores, Medical, Convalescent Lenders, Restaurants
- Taxes: \$24,057.40
- Topography: Flat
- Signage: 3' x 10' Backlit
- Proximity to I-295, I-195, Route 130, Route 206 and the NJ Turnpike Exit 7A
- 270' frontage along Route 33; High Traffic Volume

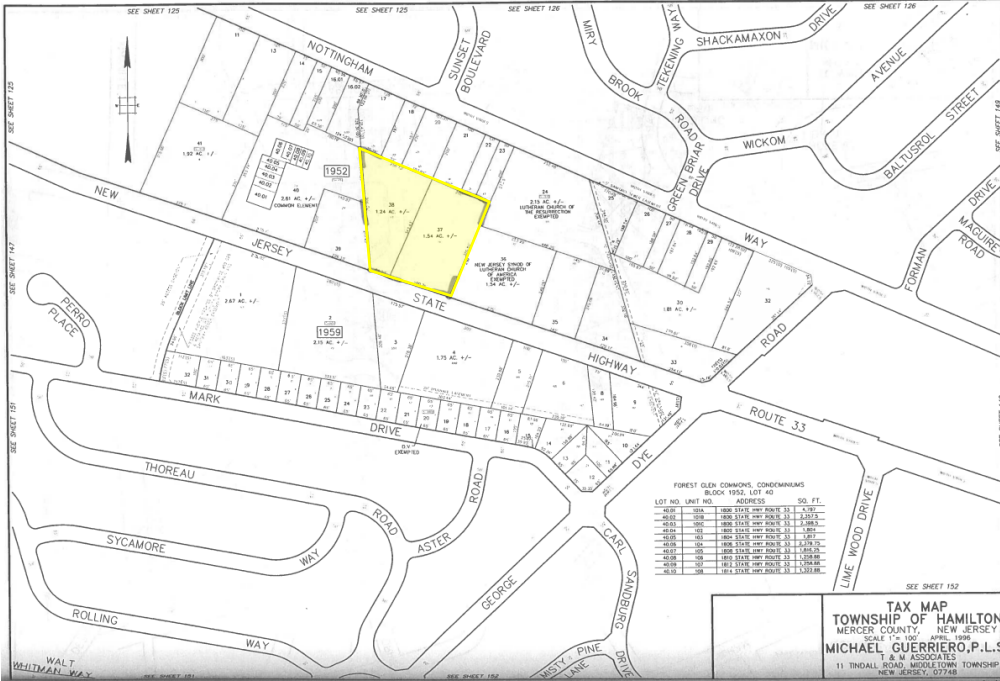


Sale Price: \$1,800,000

For more information:
Gerard Fennelly or Matt Fennelly

For Sale
2.78 Acres

1898 Route 33
Hamilton, NJ 08690



DATE: 02/15/18
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: [Number]
SCALE: AS SHOWN
REVISIONS:

NEW REPAIR / COMMERCIAL BUILDING FOR
LANCE BROWN
1898 RT 33
HAMILTON CONCEPT, NEW JERSEY
BLOCK 1952 LOT 38

DESIGNED BY: Lance Brown
PROJECT MANAGER: Lance Brown
ARCHITECT: Lance Brown
1898 RT 33, HAMILTON, NJ 08690
PH: 609.520.0061 FAX: 609.520.0061

DRAWING TITLE: [Blank]
SHEET NUMBER: **SP-1**