



OFFICE + LAND

FOR SALE - IDEAL FOR DRIVE-IN QSRS, BANKS & GAS / CONVENIENCE

4,000 SF OFFICE BUILDING ON 2.75 ACRES - IDEAL FOR OWNER/USER OR REDEVELOPMENT

1898 Route 33, Hamilton, NJ 08690

For More Information, Contact the Exclusive Broker

JOHN R. LONGO

Senior Director

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973.379.6644 x129

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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**OFFERING SUMMARY**

Sale Price:	Please Call for Sale Price
Lot Size:	2.75 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,297	20,365	44,786
Total Population	9,609	54,731	124,964
Average HH Income	\$99,799	\$99,467	\$100,304

PROPERTY HIGHLIGHTS

- ±4,000 SF Office Building on ±2.75 Acres
- Ideal for Owner User or Redevelopment Play
- Zoned HC II (Highway Commercial)
- Permits a Wide Range of Retail and Commercial Uses
- Approx. 270 Feet of Frontage Along Route 33 with 2 Curb Cuts
- Approx. 16,944 Average Daily Traffic (Route 33 & George Dye Road)
- Close to I-195, I-295, Route 130, Route 206 and NJ Turnpike Exit 7A
- Taxes at \$26,078
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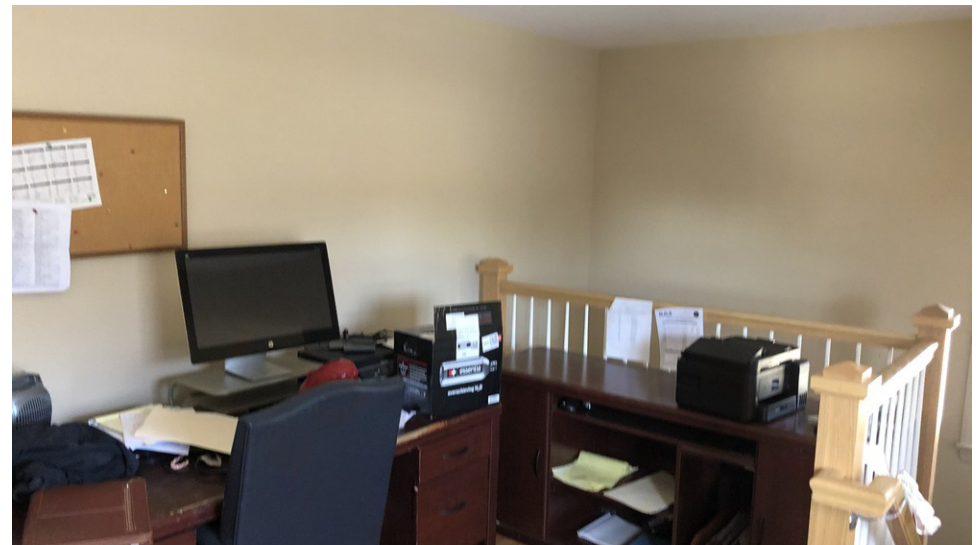
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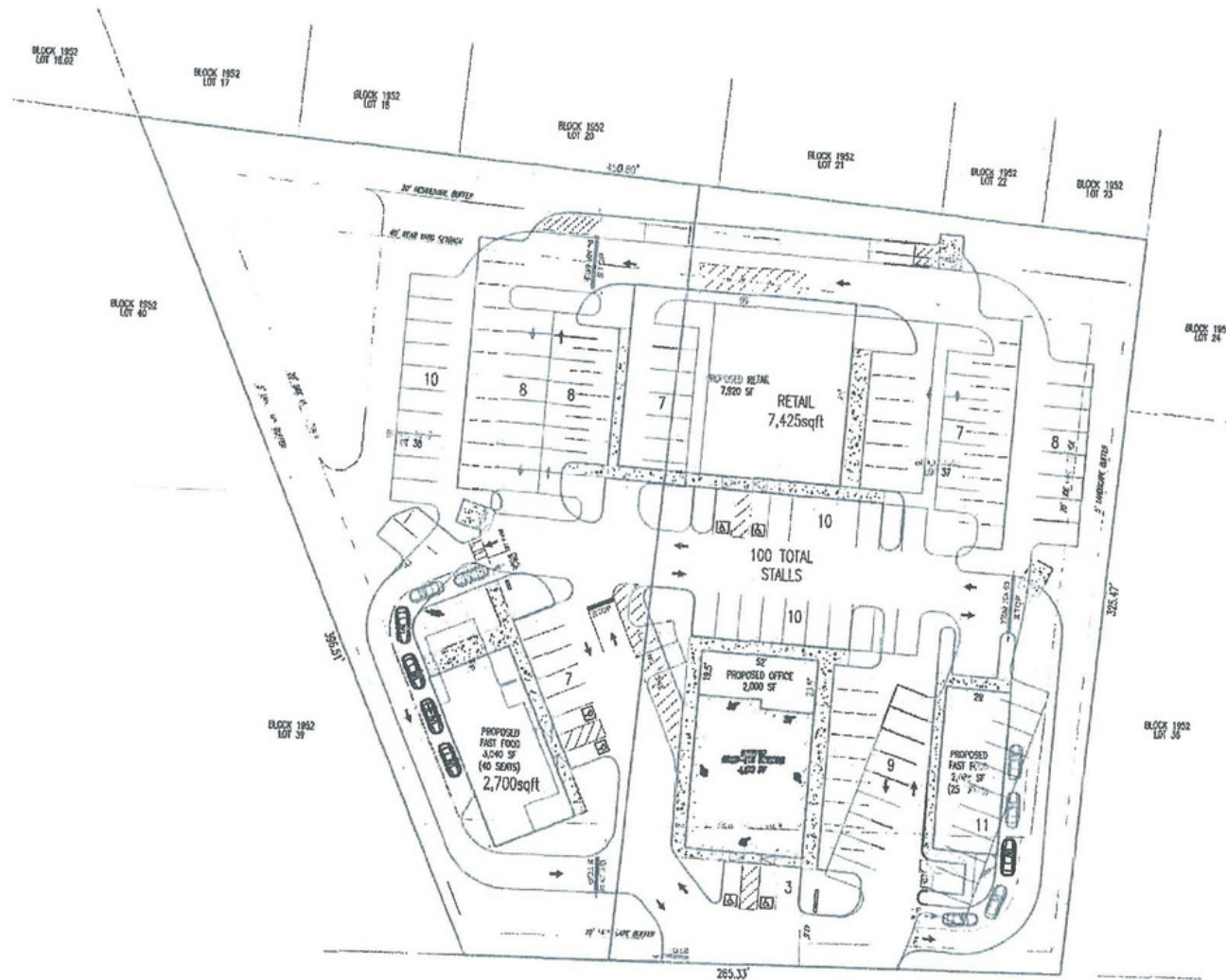
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NJSH ROUTE 33

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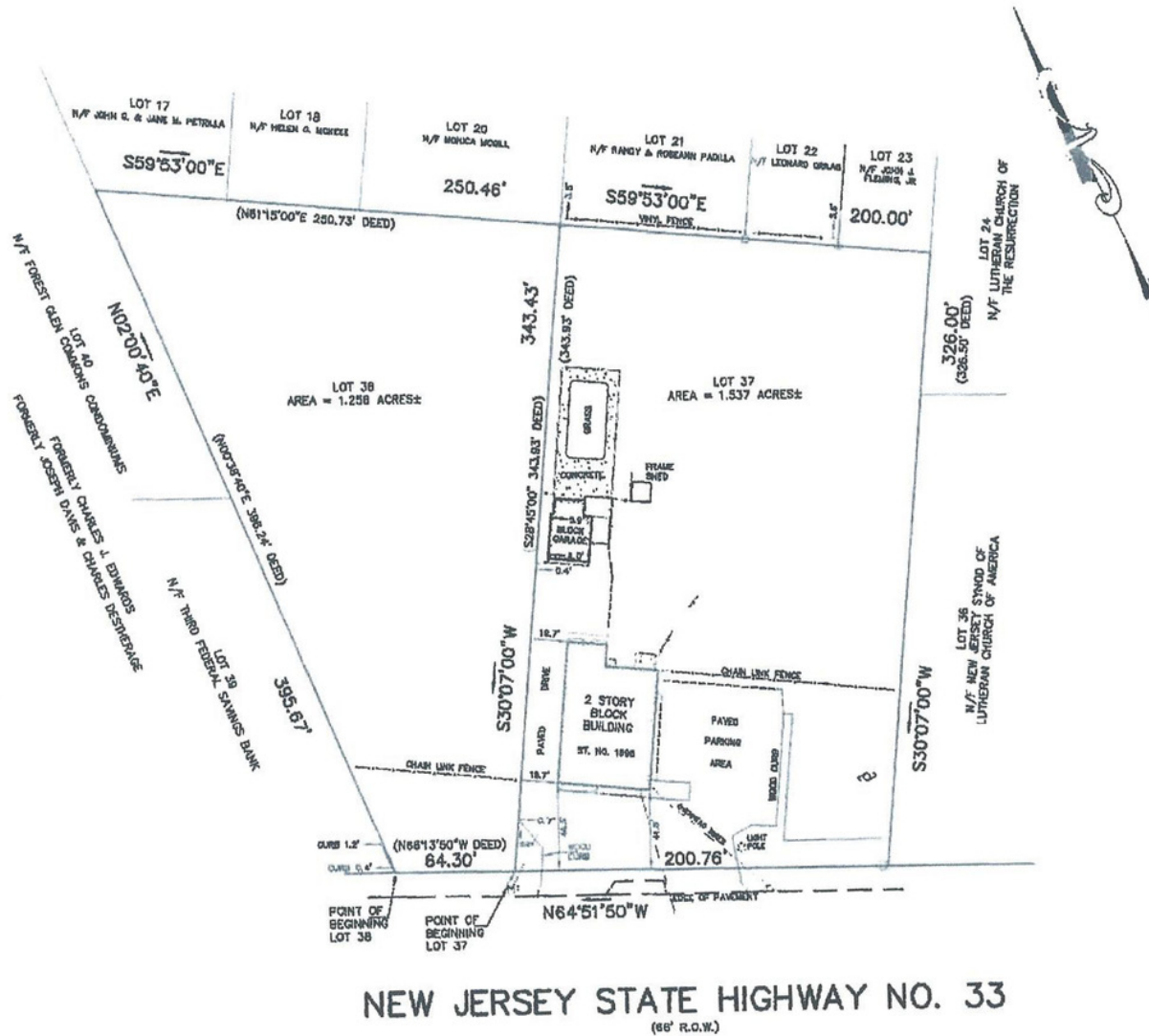
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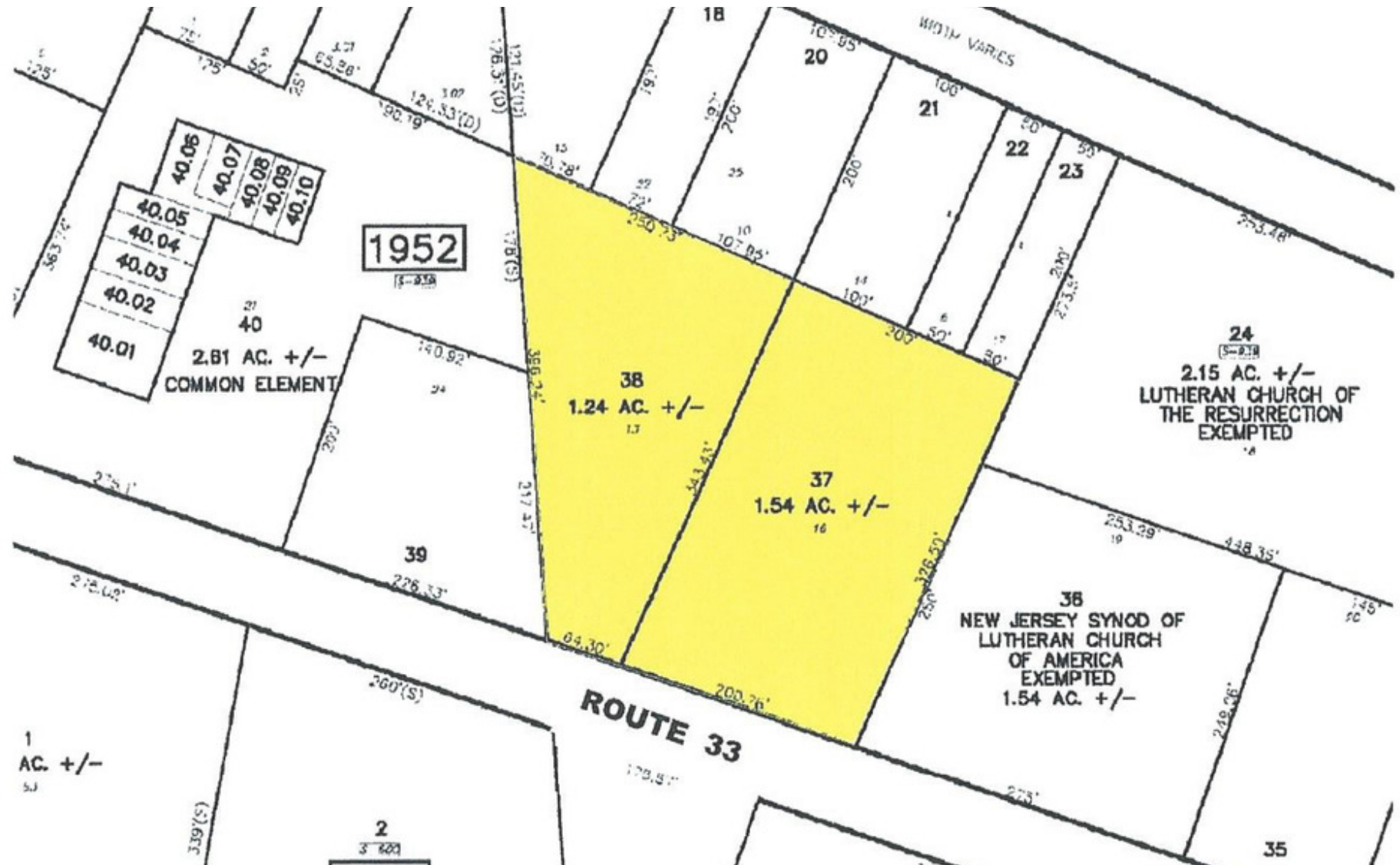
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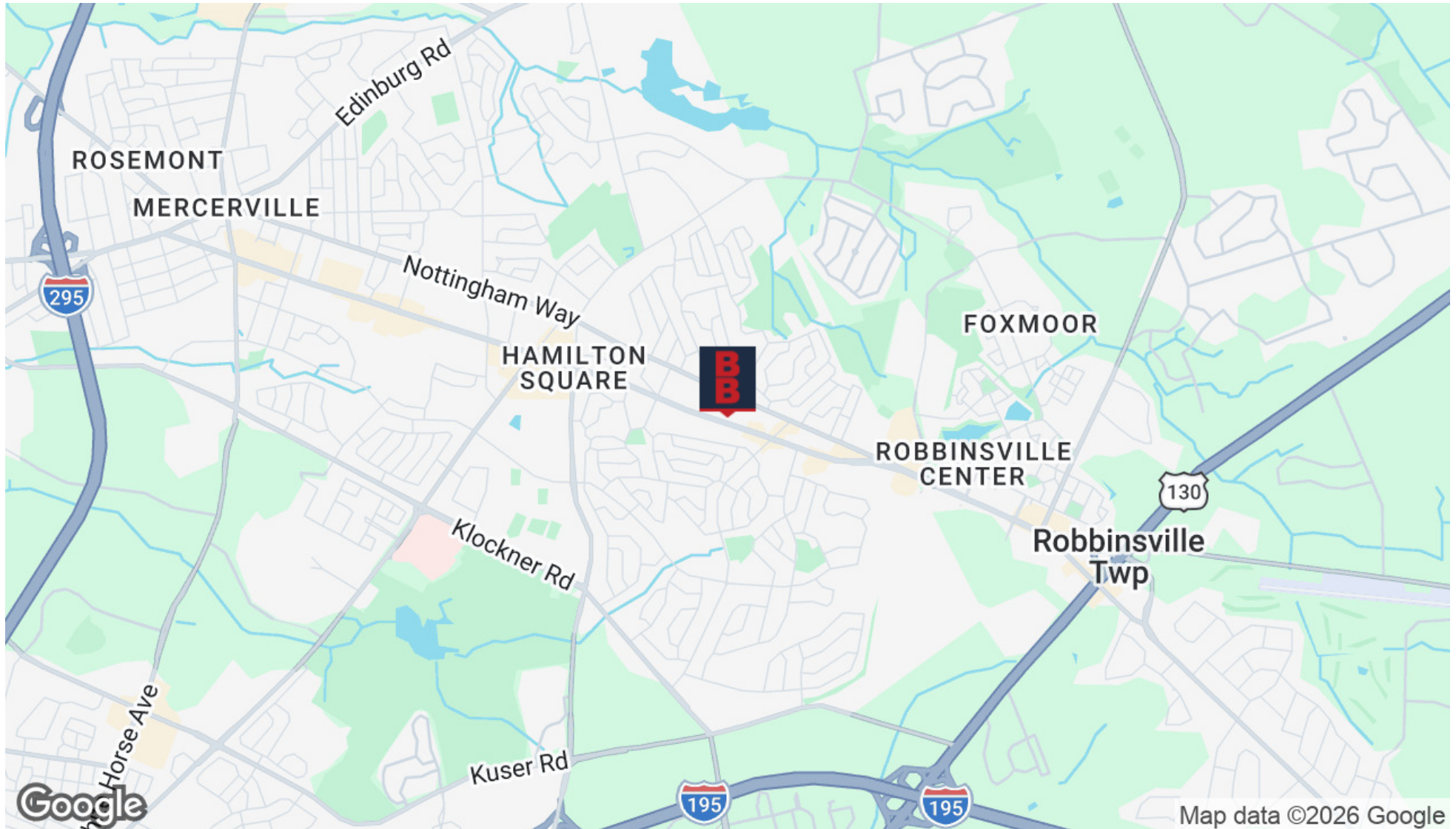
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