



881 Allwood Rd.
Clifton, NJ 07012

Francisco "Frank" Cortes
Broker of Record
C: (973) 202-7585
O: (973) 473-5800
Email: frank@frankcortes.co.com

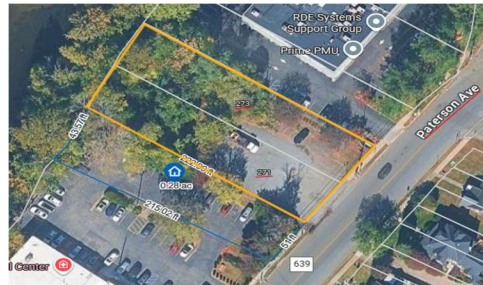
271-273 Paterson Ave, Little Falls

Blocks: 216

Lots: 2 and 3

Lot Size: 100x232

0.53 Acres



Investor/Developer Opportunity*

Two vacant lots are available for sale, combined, measuring approximately 100 x 232 feet. These lots, identified as Lot 2 and Lot 3 in Block 216, are located on a main road in Little Falls, offering strong visibility and easy access. Prime location just minutes away from Woodland Park, Cedar Grove, and Route 46.

The property is zoned for Light Manufacturing (L-1). Any change of use, redevelopment, or expansion is subject to zoning board approval and may require variances. Buyer is responsible for conducting their own due diligence regarding zoning, permitted uses, setbacks, and development feasibility.

The lots are located in a flood zone. The property is being sold in AS-IS, WHERE-IS condition, with no representations or warranties made by the seller regarding flood status or future development potential. Same owner since 1999, and also owns nearby property and reports no history of flooding.

Public water and sewer lines are connected to the property; the buyer should verify capacity and connection requirements.

The combined annual property taxes for both lots amount to \$6,363.