



Status:	Active	List Price:	\$235,000
Property Sub-Type:	Commercial	Minimum Bldg Sz (SqFt):	
County:	Ocean	Bedrooms:	
Municipality:	Little Egg Harbor (LEH)	Baths:	
Area/Section:	None	Waterfront:	No
Complex/Subdivision:	None	Waterview:	No
Lot Dimensions:		For Lease:	No
Acreage:	0.74	Directions:	Route 9 to corner of Conforti Avenue
Elementary School:			
Middle School:			
High School:	Pinelands Regional		
Other Elementary:			
Other High:			
Min Lot Area (Zoning):			
Zoning:	Central Business; Commercial; Industrial; Professional; Retail		

NEW YEAR, NEW START, NEW BUSINESS OPPORTUNITY! FABULOUS LOCATION IN LITTLE EGG HARBOR. A CORNER PIECE OF LAND SURROUNDED BY HOMES AND MANY LUCRATIVE BUSINESSES. A GREAT LOCATION FOR AN OFFICE BUILDING, AUTO PARTS STORE, REATIL, GARDEN CENTER, BOWLING ALLEY. THE POSSIBILITIES ARE ENDLESS. THIS 0.781 ACRES PIECE OF PROPERTY COMES WITH APPROVED PLANS FOR A BUILDING THAT YOU CAN CONSTRUCT TO YOUR NEEDS. PROPERTY IS CAFRA APPROVED, SEPTIC APPROVED (IN TWO LOCATIONS), WELL WATER ALONG WITH SIDEWALK AND CURBING. GREAT FOOT TRAFFIC AND PLENTY OF PARKING PENDING YOUR BUSINESS. TOWNSHIP HAS APPROVED MANY BUSINESSES FOR THIS PROPERTY. IF THIS WERE A HOME IT WOULD BE TURNKEY READY. MAKE YOUR DREAMS COME TRUE AND BUILD YOUR OWN BUSINESS TODAY. BUY TODAY BUILD TOMORROW, DON'T WAIT!

Tax Year:	2022	Asmnt - Land:	94,500	Tax Unit #:		Deed Restricted:	
Taxes:	2,639	Asmnt - Improvements:		Assessment Status:	Assessed	Farm Assessed:	No
Special Assessment:		Asmnt - Total:	94,500				

Docs Required:	Financing:	Cash	Water/Sewer:	Septic - Existing; Well; Well - Existing
	Lot	Cleared; Corner Lot; Curbing; Easement; Finished Road; Landscaped; Level;		
	Description:	See Remarks; Sidewalks		
	Out Buildings:	Other - See Remarks		

Days On Market: 0

Financing: Cash



Presented by:
Carolyn Vallerini
Weichert Realtors-Pt.PI.Beach
Primary: 732-899-9700
Mobile: 732-703-2888
cvalerini@weichert.com
<http://carolyn-vallerini.weichert.com>

645Rt9_Edited_22



645Rt9_Edited_21



645Rt9_Edited_20



645Rt9_Edited_18_arrow



645Rt9_Edited_16_arrow



645Rt9_Edited_17_arrow



645Rt9 Edited_13_arrow



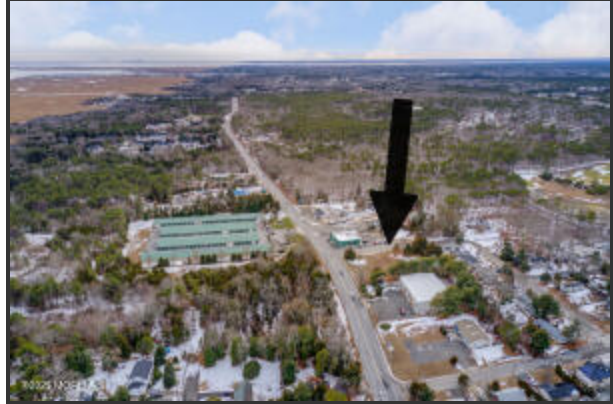
645Rt9 Edited_12_arrow



645Rt9 Edited_14_arrow



645Rt9 Edited_15_arrow



2



3



4



5



6



10



13



17



18



19



20



22



23



645Rt9_Edited_03



645Rt9_Edited_05



645Rt9_Edited_06



645Rt9_Edited_07



645Rt9_Edited_09



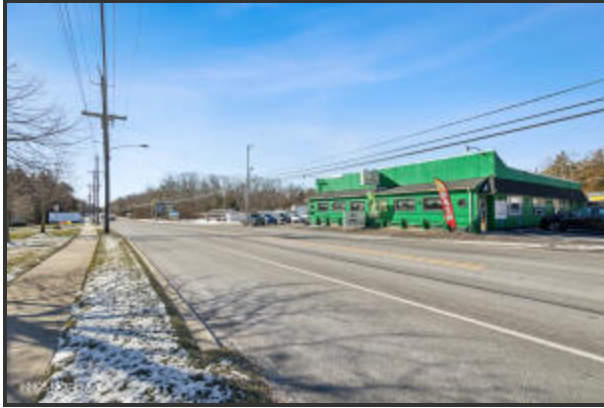
645Rt9_Edited_11



645Rt9_Edited_17_arrow



25



645Rt9_Edited_11

