

7.592 ACRES OF COMMERCIAL LAND FOR SALE



PROPERTY OVERVIEW

7.592 Acres of Commercial Land. Ideal location for retail/service/hospitality lodging at I-80 Interchanges.

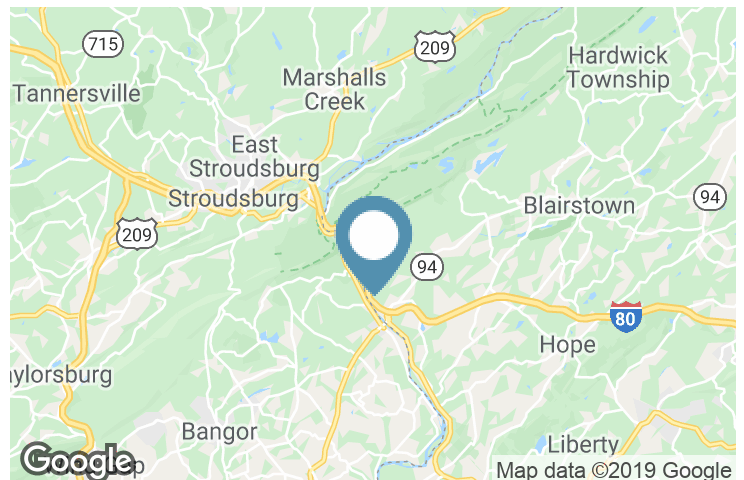
PROPERTY HIGHLIGHTS

- **Available: Block: 12; Lot: 16**
- **Zoning: C-2 Commercial Zone.** Permitted uses include **restaurants, banks and financial institutions, retail sales** and services, **hotels, business and professional offices, shopping centers and child care centers.**
- **Maximum height** permitted is 4 stories or 45 feet for hotels, motels and conference centers with an **impervious coverage** of 50% and 3 stories or 45 feet for all other permitted uses with an **impervious coverage** of 60%. The maximum **floor area ratio** is 15% for hotels, motels and conference centers and 20% for all other permitted uses.
- **Utilities:** City Sewer, Well Water & Electric
- **Location:** Just east of **Exit 4A of Interstate 80** and only minutes to the Delaware Water Gap/Pennsylvania.
- **Traffic Count I-80 (CoStar 2018):** 46,846 Vehicles Daily
- **For Further Information Contact -**

OFFERING SUMMARY

Sale Price:

\$1,750,000



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VIEW FROM SITE FACING SOUTHWEST



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LOOKING EAST FROM PENNSYLVANIA



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FROM SITE FACING NORTHWEST TOWARDS DELAWARE WATER GAP



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AERIAL MAP

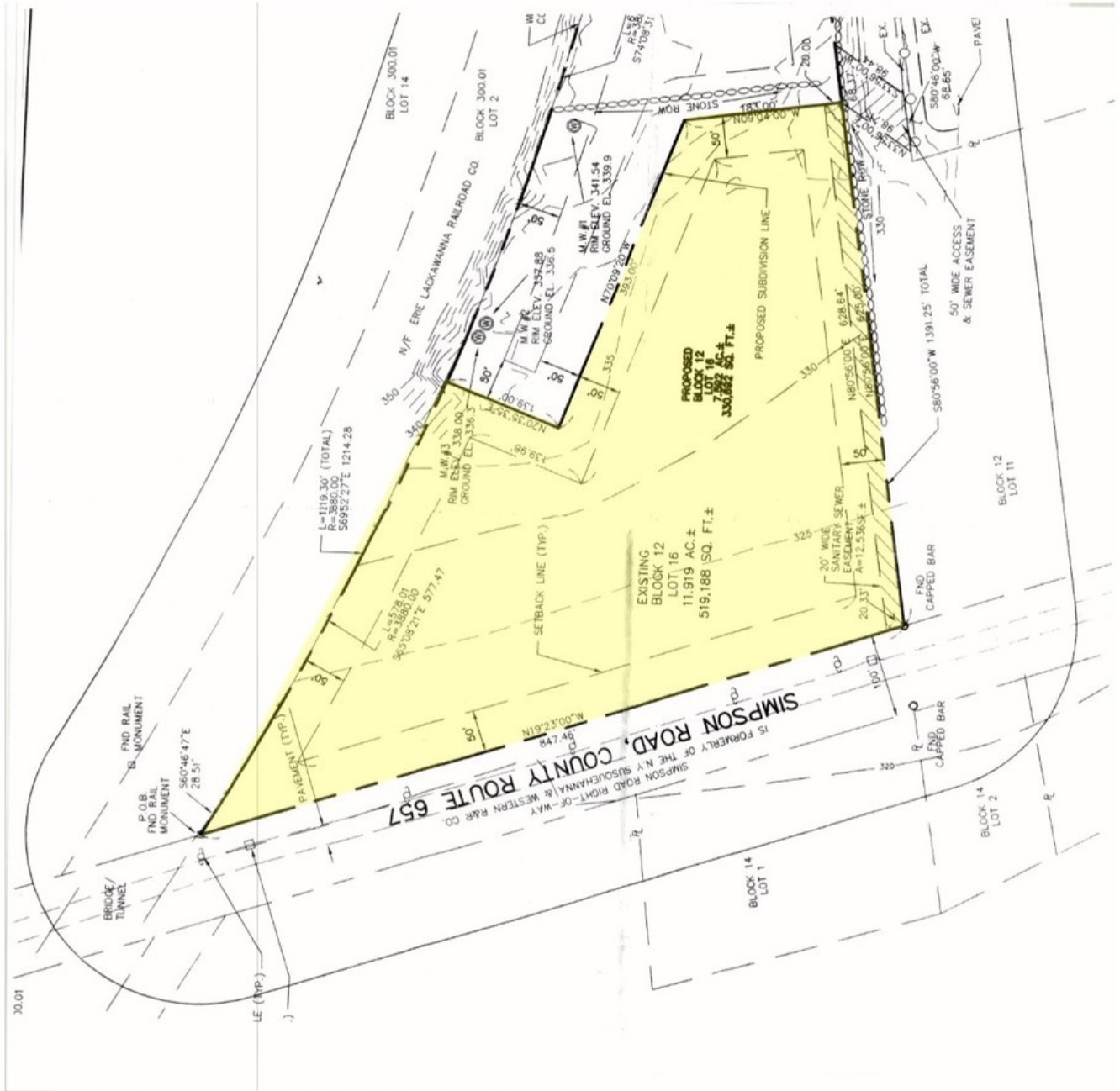


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SURVEY

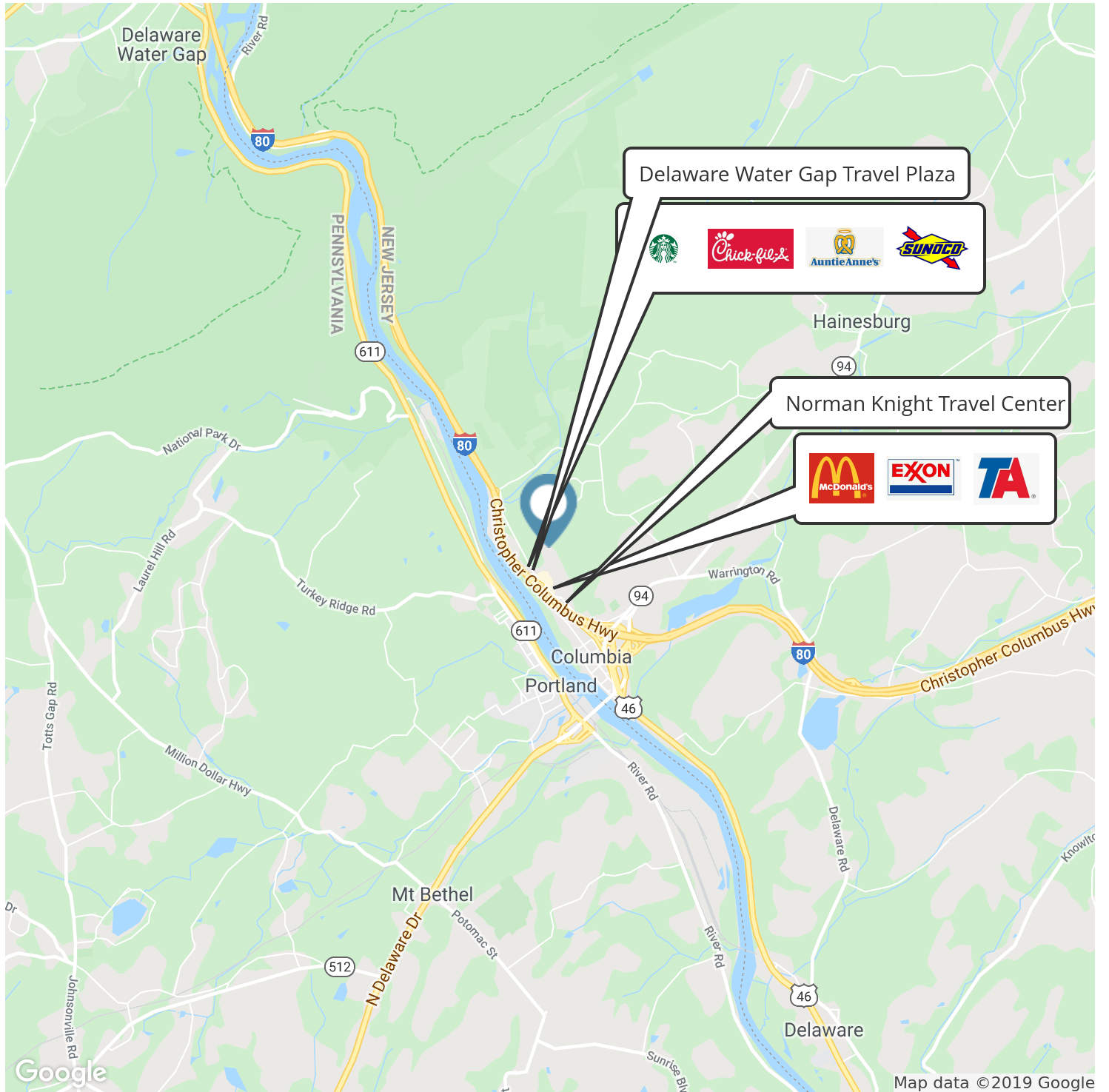


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LOCATION MAP



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