

For Sale

1.776 Acres of Land off Route 9



9 Route 9 South, Howell, NJ | Available Immediately



Directly Off Rt. 9 | 240' of Rt. 9 Frontage



Zoned for Office, Medical & Retail Uses



Surrounded by retail and office

Property Summary

Sales Price:	\$545,000
Potential to Build:	12,000 SF
Lot Size:	1.776 Acres
Taxes:	\$8,900

90% SBA & Construction Financing Available

Highlights & Location

- ❖ Block 79, L-160 in Howell, NJ. 1.776-acre site with less than one acre of unusable wetlands.
- ❖ Route 9 Frontage – 240'; left side: 330'; right side: 354'; and rear: 214'.
- ❖ Plan for 12,000 SF, 2-story office building with 53 parking spaces approved.
- ❖ Site has sewer and water installed to the property, and 2 stoned entrances with curbing.
- ❖ Site surrounded by retail, office and restaurants.
- ❖ Zoned HD-3 with office, retail, day-care and medical center uses permitted
- ❖ Access to Route 9 and I-195.

For More Information, Contact Exclusive Broker:

John Burke | Office 732.658.6800 | Cell 732.910.2994 | johnburke@c21burke.com

Century 21 Burke Realty 1882 Route 1, North Brunswick, NJ 08902 | century21burke.com

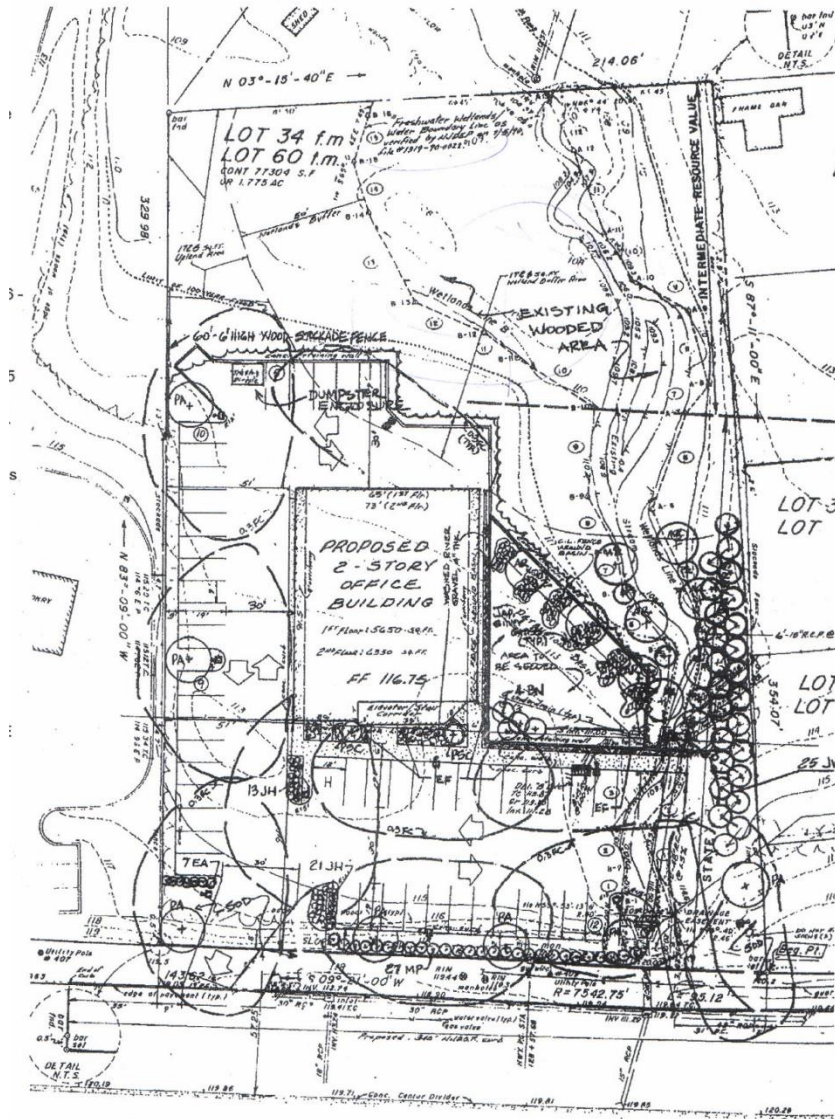
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9 Route 9 South, Howell, NJ | Survey



STATE HIGHWAY ROUTE NO. 9
(WIDTH VARIES)

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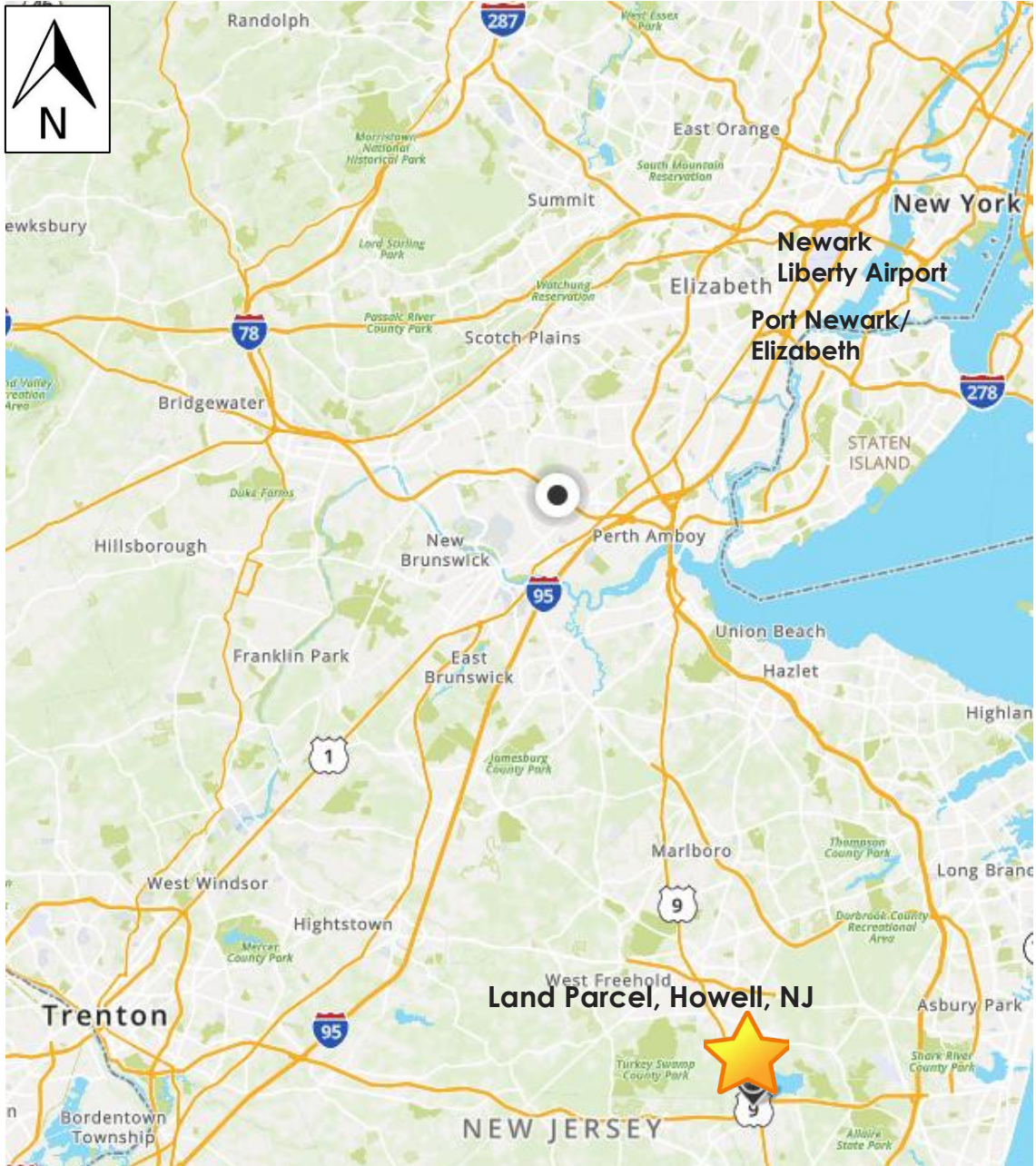
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9 Route 9 South, Howell, NJ | Location Map



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