



# Cardinal Land Properties, Inc.

Licensed Real Estate Brokers

**FOR SALE-Just off Route 22**

**51 Brown Avenue,**

**Springfield, New Jersey**

2,400 Square feet

**\$399,000.00**



Building size: 2,400 square feet

Lot Size: 0.345 Acres

Real Estate Taxes: \$8,000.00 (2024)  
(Without Cell site which is taxed separately)

Year Built: 1965

Parking: As shown

Industrial Zone: I-20

One Tail Gate Loading door, 1 lavatory,  
storage shed

**Exclusive Broker, Scott Seidel**

**Cardinal Land Properties, Inc**

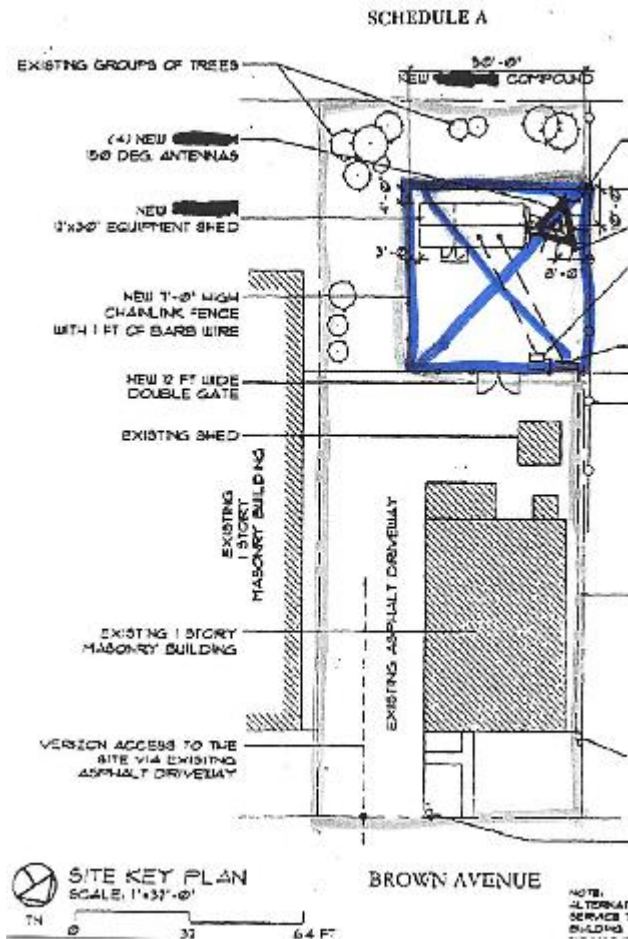
**1 Cornell Parkway**

**Springfield, NJ 07081**

**973-376-0421 (tel)**

**973-376-0425 (fax)**

[scottseidel@gmail.com](mailto:scottseidel@gmail.com)



50 x 50 foot Cellular Compound shown with "X"

This property is sold SUBJECT to an existing easement to a cellular operator who has a non-exclusive right of access to their EXCLUSIVE EASEMENT by way of the Existing Asphalt Driveway as noted in the sketch above for a cell site location on the property. Buyer does not, and will not, receive any interest or income from the cell site as that is retained by the Seller(s). Buyer will get the use of the balance of the property, less the EXCLUSIVE cell site easement area and subject to the non-exclusive access easement as generally shown on the above sketch. Please call with any questions. Buyer is responsible for the maintenance of said non-exclusive easement. Copies of easements are available upon request to interested parties. Cellular operator is required to pay the real estate taxes on the cell site which has its own assessment.

Property is located in Zone X, outside the 0.2% annual Flood (500-yr flood), per FIRM panel 11 of 49, effective September 20, 2006.

*Prices and specifications subject to change without notice.*

*The information supplied above is from sources deemed reliable; however we can not guarantee the accuracy of the information. It is subject to change, errors, omissions, prior lease and/or withdrawal from market without notice.*

**We shall be glad to show the above property to you by advance appointment only. For an appointment, please call 973-376-0421.**

Additional Information on our website [www.cardinalproperties.com](http://www.cardinalproperties.com)

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