



Land for Sale 91.17 Acres

1284-1296 Route 23 South

WANTAGE, NJ

Available Acreage: 91.17 acres

Asking Price: \$949,000

Location: Directly on Route 23 between Hankins and Greenville Road

- Details:**
- Open and wooded site
 - The land rises gently from the highway for about halfway into the property
 - At a distance about 900', the property rises sharply until it reaches a level area in the rear at about 1,300'
 - There is an existing road cut on Route 23
 - There is also an older vacant house build around 1991; it is not occupied and being sold as-is
 - Well and septic to be tested by the buyer
 - Property can be used as residential or commercial
 - There is a billboard on the property that has an income of about \$4,000 per year
 - There is a person who watches the property and keeps vehicles parked in the rear; he does not pay rent or have a lease
 - Block 165 Lot 28.01 + 28.07

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

John "Jack" Fera

VP - Land Division

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