

3.3 ACRE DEVELOPMENT SITE FOR SALE

172 Route 22, Greenbrook, NJ 08812

+/- 3.3 Acres



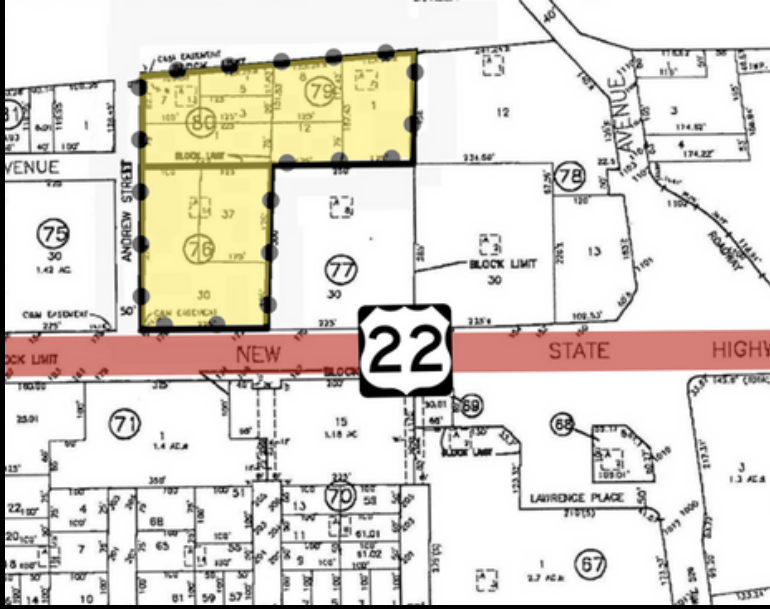
PREPARED AND PRESENTED BY:

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TAX & ZONING MAPS



OFFERING SUMMARY

Lot Size:	+/- 3.3 Acres
Block & Lots:	Block 2772, Lots 245 & 219
Drone Video:	Link
Traffic Count:	+50,000 Cars
Highway Frontage:	225 Feet

INDUSTRIAL DEVELOPMENT POTENTIAL

The 1.49 acre piece zoned Highway Commercial allows for Warehousing as an assesory use if 10% of square footage is open to the public. With the current set backs and lot coverage max of 35% we believe that you can develop a +/- 22,700 RSF warehouse/retail building. [Zoning Text Link](#).

ASKING \$3,199,000

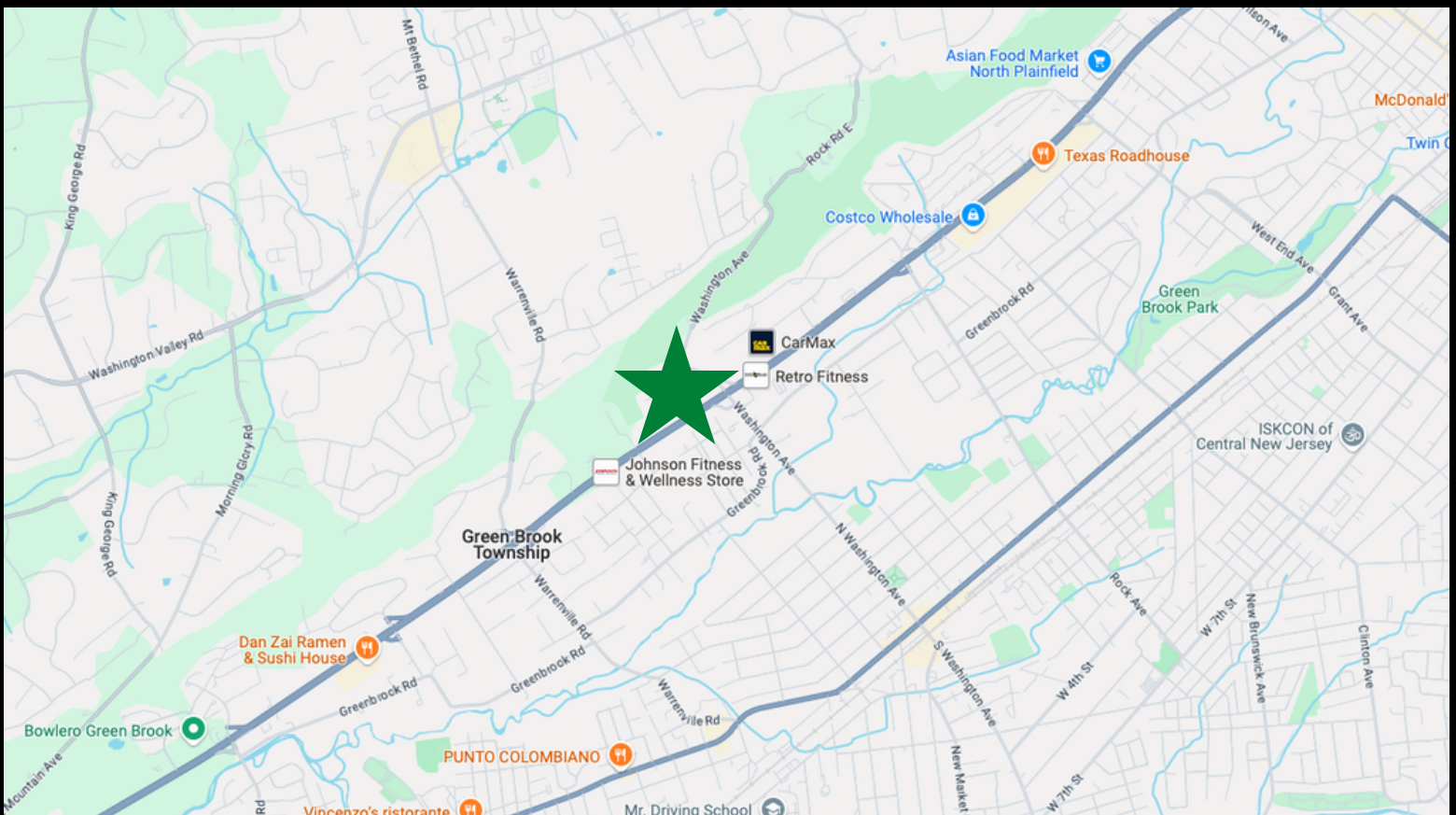
PROPERTY OVERVIEW

This property consists of two parcels of land. One parcel is 1.49 acres (RHC - Regional Highway Commercial zoning) which has 225 feet of frontage on Route 22 and the other parcel is 1.89 acres (SMD - Special Mountainside Development zoning).

Currently there is an approximately 4,000 SF retail building on site and is situated on heavily traveled retail corridor. Conveniently located near east and westbound jug handles. The property offers tremendous demographics and a highly desirable neighborhood.

The property was previously approved for a 64 bed Memory Care Facility. As a Retail Site has excellent visibility & easy access along Route 22, the most heavily trafficked retail corridor in Central/Northern New Jersey. The diverse mix of regional & national retailers attracted to this market is a testimony to its desirability. This densely populated area is located just 33 miles from New York and 7 miles to Interstate 287.

LOCATION MAP



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For Additional Information Please Contact:

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