

## 3 properties, 1 price >>>

- Custom real natural stone home in Bedminster, potential sub-division, 60AC
- Historic factory in Plainfield
- Undeveloped land near South Orange border, across street from VA Hospital
- All properties 25-50 min NYC



# prime Real Estate & Manufacturing/Distribution Business

• Live • Work • Enjoy Life

## Hunt Country >>>

### 500 Cedar Ridge Road Bedminster, NJ

A touch of Tuscany just 47 miles from New York City! Your stone mansion with terra cotta roof surrounded by 60 acres of pastures, organic gardens, grape vines and access to riding trails and your own walking trails.

A custom home waiting for your final touches or possible subdivision for further development. This land sits among estate homes near 3 pristine golf courses, New Jersey's pharmaceutical corridor, and the elite Bridgewater Commons Mall.

**\*Farmland assessed \***



## 3 Marque Properties Northern New Jersey Prominence

*Presenting an exciting collection of premium real estate with one common theme...excellent location! This package of high quality holdings is ready for you to build, renovate, and produce income.*

### Estate Property

The secluded and private grounds allow quick access to major highways and is only minutes from a train stop with service to NY, or 50 min drive.

The grounds include a "one-of-a-kind, second-to-none" manor home, fields, cedar woods and access to miles of horse riding trails.

### Business & Real Estate

Closer to Manhattan you can take advantage of a (-) 3-acre lot with historic building. Plainfield is a diverse and trendy community in need of fresh housing. This spot is walkable to a train with service to NYC. Opportunity to expand a manufacturing and distribution business. At desired time property can be sold for train-side residential at premium price.

### Land Development

A prime development opportunity exists on the edge of South Orange, NJ near a major hospital and thriving university. (+/-) 1.5 acres of undeveloped land ready for your project. Plus, acquisition to expand housing from 150 units to 450 units.

This land holds many possibilities from apartments for medical professionals, student housing or possibly a senior living facility. The neighborhood is quiet yet close enough to all the action.

All three properties are available in a package ready for immediate sale. This unique offer will allow you access to marque properties in top-tier locations that will be difficult to replicate.

**Historic Building / Walk to NJ Transit >>>**

# 712-58 North Avenue Plainfield, NJ

*Claim part of history in this former Sears Home manufacturing plant. Solid oak flooring, sawn beams and red brick walls create a wealth of opportunities.*

## **NJ Transit**

This sought-after location is steps from the Netherwood Station with service to Manhattan in just one hour or only 30 minutes to Newark International Airport by car.



## **Apartments Could Be Built**

Renovate this [35,000 sq. ft.] structure originally built in 1945 into sheik and stylish apartment living. Ample grounds for parking, recreation, or expansion. This urban renewal offer is new to the market.

## **EB-5 Opportunity!**

**Currently used as a state-of-the-art woodwork and metal fabrication factory, this property could be your gateway to an EB-5 commercial enterprise.**



**View of property as it is today**

**Hospital Location >>>**

# 683-697 S. Centre Street Orange, NJ

*This property is rare. It is the only undeveloped land near the border of South Orange, New Jersey. The downtown village area, mass transit, a major university and hospital are all located within 1 mile. The South Orange Jitney Bus passes this property throughout the day heading to shops and the train.*

There are 7 hospitals within 4 miles including the VA Medical Center directly across the street employing more than 1,000 doctors, nurses and staff who need housing.

South Orange Village with shops, dining and activities is 1/2 mile away; SOPAC, food stores, music, and thousands of acres of trails nearby.

## **Contact Us!**

*Ready to inquire about this exciting package of premium properties?*

We want to hear your thoughts and ideas.

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