

Land Agent Complete Report



MLS#: **3963448**
 Status: **Active**
 ZIP: **08844-1508***
 RZIP: **08844**
 Block: **177.13***
 Lot: **68-70**
 #Lots: **3**
 AgeRestricted: **No**
 LotDesc: **Backs to Park Land,
Possible Subdivision**
 GSMLS.com: **Yes**

Section: **Heavily traveled state hwy**
 ZN: **HS**
 GRS: **HILLSBORO**
 MSJR: **AUTEN**
 HS: **HILLSBORO**
 Acres: **7.88**
 MinSz: **2 acres**
 LtSz: **7.8800**
 Zoned: **General Commercial, Highway
Commercial, See Remarks**

LP: **\$3,100,000**
 OLP: **\$3,100,000**
 SP:
 LD: **05/15/2025**
 XD: **05/31/2026**
 FSD:
 UCD:
 ACD:
 CD:
 ADM: **1**
 DOM: **1**
 Terms:
 SDA:

Directions: **The Three lots on the West side of Rte. 206, stretching about 631' North from 35' past Stonewyck Drive to the south edge of 806 rte. 206.**
 Remarks: **Commercial Development site of 3 lots totaling 7.88 acres. Has 631 ft of frontage on US Hwy 206. High Traffic, High visibility. Located in the HS (Highway Services) commercial zone. These lots meet the bulk standards for many principle and conditional uses: Offices; Medical Offices; Veterinary Hospital; Fiduciary Institutions; Business Services; Restaurants; Adult/Child-Care Centers; Performing Arts & Cultural Facilities; Personal Service Establishments; Live/Work Dwelling Units, Indoor Recreation Facilities, Planned Mixed-Use Developments; Hotels; Catering Facilities/Banquet Halls; /Wellness Centers; Gasoline Service Stations; Extended Care Facilities and other uses. Site is near Route 206 from land being developed for a new ShopRite retail complex. Currently an income property with 2 single-amily homes and 1 two-family.**

GENERAL INFORMATION

Curruse: **Field/Meadow, Residential, See Remarks**
 Bldgs: **Barn, Residence, See Remarks, Tenant Occupancy, Utility Building**
 Dcmnt: **Aerial Photo(s), Survey Available, Traffic Study**
 Locat: **Highway Commercial**
 Survey: **Yes**
 RdFront: **631**
 RdSurf: **Blacktop/Asphalt Road**

ADDITIONAL INFORMATION

LndImp: **Curbs, Utilities in Street, Utilities on Property**
 Onsite: **Cleared Land - Part, Wetlands - Some**
 RdDesc: **State Road**
 Topo: **At Road Level**
 Trees: **Partly Wooded**

UTILITIES

Sewer: **Public Sewer on Property**
 OthUtil: **Electric, Gas**
 Water: **Public Water on Property**

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$22,679 / 2024**
 AssnFee: **\$ /**
 TaxRt: **2.086 / 2024**
 FarmAsm: **No**
 BldAsmt: **\$585,000**
 LenderApprvReq: **No**
 LndAsmt: **\$703,800**
 Easement: **Yes / Access**
 TotAsmt: **\$1,288,800**

SHOWING INFORMATION

Owner: **On file**
 Instr: **Call or text LA Andy @ 908-432-0656**
 Show: **Call Listing Agent, See Showing Instructions, Text Agent**
 Posses: **negotiable**
 Sign: **Yes**

LISTING OFFICE INFORMATION

ListOff: **KELLER WILLIAMS CORNERSTONE (3293)**
 ListAgt1: **ANDREW B. SPRECHER (256143)**
 ListAgt2: **MISCHELLE HYATT-PAGLINO (300391)**
 Ph: **908-359-0893**
 Ph: **908-432-0656**
 Ph: **908-635-1027**
 Email: **andrew_sprecher@yahoo.com**
 Fax:
 Email: **mischellehyattpaglino@gmail.com**

LType: **Exclusive Right to Sell**
 BREL: **Disclosed Dual Agent**

TOWNSHIP: HILLSBOROUGH TWP. (2710)

SOMERSET COUNTY FULL TAX REPORT

GENERAL INFORMATION

Property Mailing Address: **812 Route 206 Hillsborough, NJ 08844**
Property Phone:
Owner Name: **Cranes Rental 812 Llc**
Owner's Address: **810 Us Highway 206 , Hillsborough, NJ 08844**

Additional Lots:
Building Descripton: **2SAL 0 1UG**
Acres: **5.88000**
Lotsize: **5.8800**
Year Built: **1918**

Mail Carrier Route: **R015**
Block/Block Suffix: **00177/0013**
Lot/Lot Suffix: **00070/0000**
Qualifier Code:
Tax Parcel Id: **2710-00177-0013-00070-0000-**

TAX INFORMATION

Tax Year: **2024**
Tax District (Township): **10**
Tax Zone: **HS**
Tax Special Zone: **F01**
Building Class: **45**
Property Class: **2**
Land Assessment: **273,800**
Improvement Assessment: **345,200**
Total Taxable Assessment: **619,000**

Total Tax: **11,415.21**
Tax Map Page: **110**
Deed Book: **07300**
Deed Page: **01858**
Sale Price: **\$1.00**
Sale Date: **01/21/2021**
Recorded Date: **01/22/2021**
Tax Rate: **2.086**
Tax Ratio: **87.66**
Calculated Tax Amount: **12,755.14**

SALES INFORMATION

Current Sale Price: **\$1.00**
Current Sale Date: **01/21/2021**
Recorded Date: **01/22/2021**

Previous Sale Price: **\$1.00**
Previous Sale Date: **02/01/2014**