



RETAIL/OFFICE  
REDEVELOPMENT SITE

FOR SALE

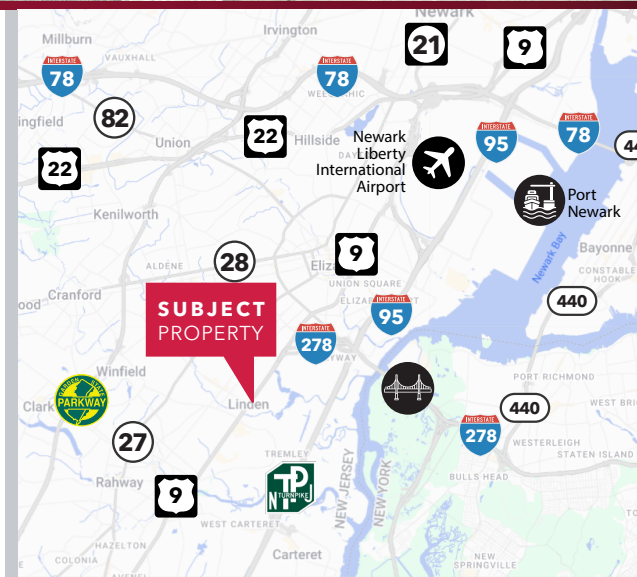
1,032 SF

37 & 41 W Edgar Road (Route 1 & 9), Linden, NJ 07036



PROPERTY OVERVIEW

<b>BUILDING SF:</b>	1,032 SF
<b>LOT SIZE:</b>	0.19 Acres / 8,651 SF
<b>ASKING PRICE:</b>	\$1,700,000
<b>FRONTAGE:</b>	75' on Route 1 and 9 North
<b>TRAFFIC COUNT:</b>	68,532 VPD
<b>ZONING:</b>	C-2 Retail & Commercial



FOR MORE INFORMATION,  
PLEASE CONTACT  
EXCLUSIVE BROKERS:

Tarang Ramani  
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C 201.458.5472





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AERIAL



PROPERTY PHOTOS





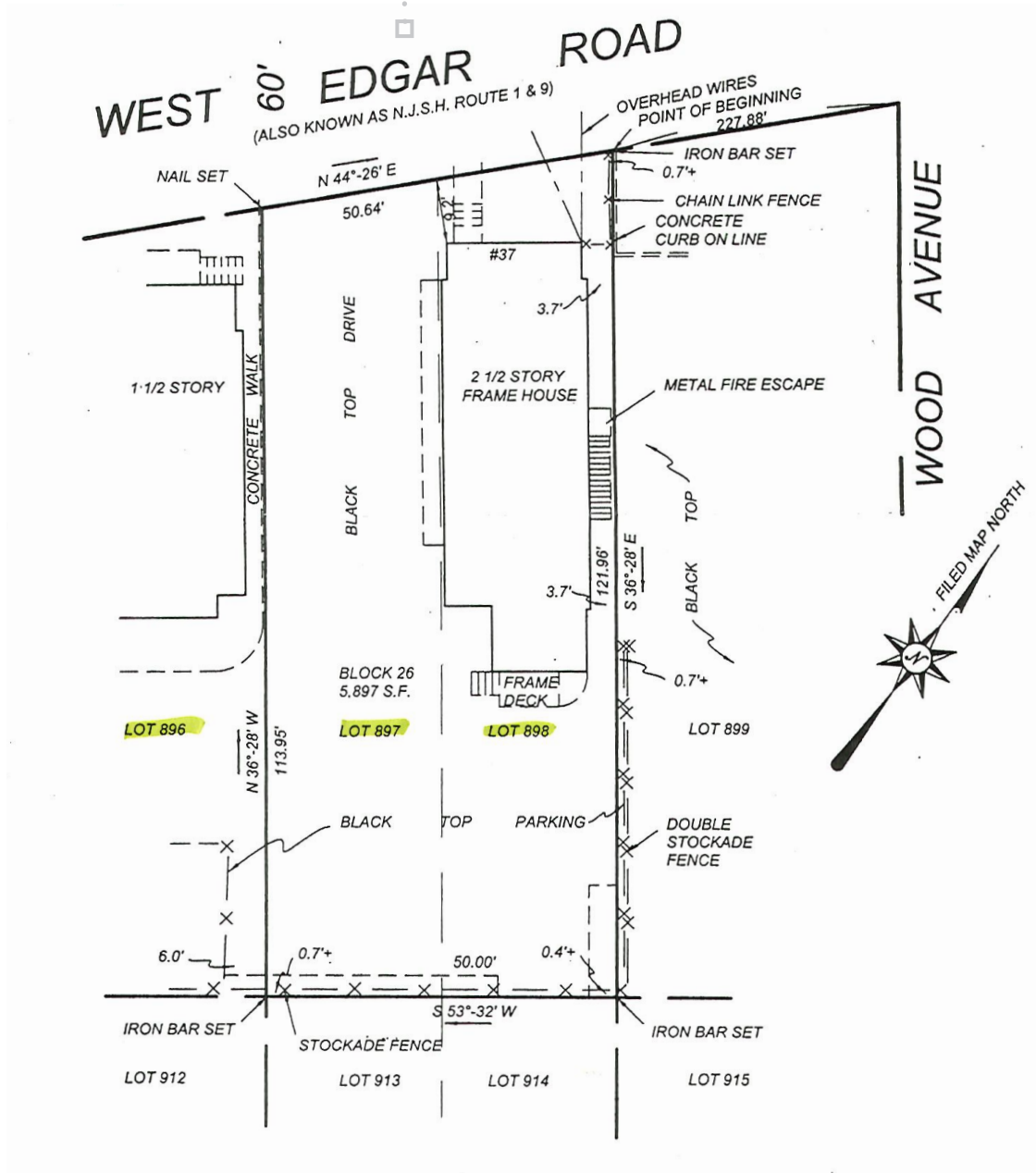
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SURVEY



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