

FOR SALE

APPROVED 8-UNIT RESIDENTIAL DEVELOPMENT

180 Liberty Street | Little Ferry, NJ



Rare opportunity to acquire a fully approved ± 0.58 -acre ($\approx 25,265$ SF) **development site** at 180 Liberty Street in Little Ferry, NJ. The property benefits from Planning Board approval for an 8-unit, strictly residential building, including all required use and bulk variances. With entitlements secured, this offering allows a buyer to proceed directly toward permitting and construction, avoiding the time, cost, and uncertainty of the municipal approval process.

Sale Terms

- **Asking Price:** \$1,350,000
- **Zoning:** Neighborhood Business (BN)
- **Approvals:** Preliminary & Final Site Plan + D(1) Use Variance
- **Status:** Fully entitled (Planning Board approvals in place)



BLUELINE
REALTY GROUP

426 Hudson Street, Hackensack, NJ 07601
201-286-2746 ore@blrgre.com

Information contained herein was obtained from sources deemed reliable but is not guaranteed. Buyer to independently verify information, zoning, and develop costs. Offer is subject to Planning Board

Approved Development Program

- 8 Residential Dwelling Units
- Strictly residential (no commercial component)
- Parking demand reviewed and approved by Planning Board
- Affordable housing obligations defined in resolution

Investment Rationale

- ± 0.58 -acre infill redevelopment parcel
- Planning Board approvals in place
- Eliminates entitlement risk and carrying time
- Building footprint and massing accepted by the Borough
- Strong surrounding residential demand regionally