

# FOR SALE

## APPROVED 8-UNIT RESIDENTIAL DEVELOPMENT

180 Liberty Street | Little Ferry, NJ



Rare opportunity to acquire a fully approved ±0.58-acre (=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**  
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Information contained herein was obtained from sources, deemed reliable but not guaranteed. Buyer to independently verify information concerning economics and welcome capavemce. 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 (zoning approvals)