

FOR SALE | LAND

2.153 ACRES WITH GREAT VISIBILITY



2802 Route 138 | Wall Township, NJ 07719



PROPERTY SUMMARY

Sale Price:	\$390,000
Lot Size:	± 2.15 Acres
APN #:	Block 30, Lot 772
Zoning:	OP-2
Cross Streets:	Route 18

PROPERTY OVERVIEW

2.153 acres for sale on Highway 138 in Wall, across from GoodSports

LOCATION OVERVIEW

Located on Route 138, just west of the Highway 18 ramp. Immediate access to Highway 18 and easy access to Route 35, Route 34, and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Route 138 frontage and address
- Great visibility
- No wetlands shown on NJ.gov map
- Zoned OP-2
- See permitted uses under "Documents" on property website

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com
Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

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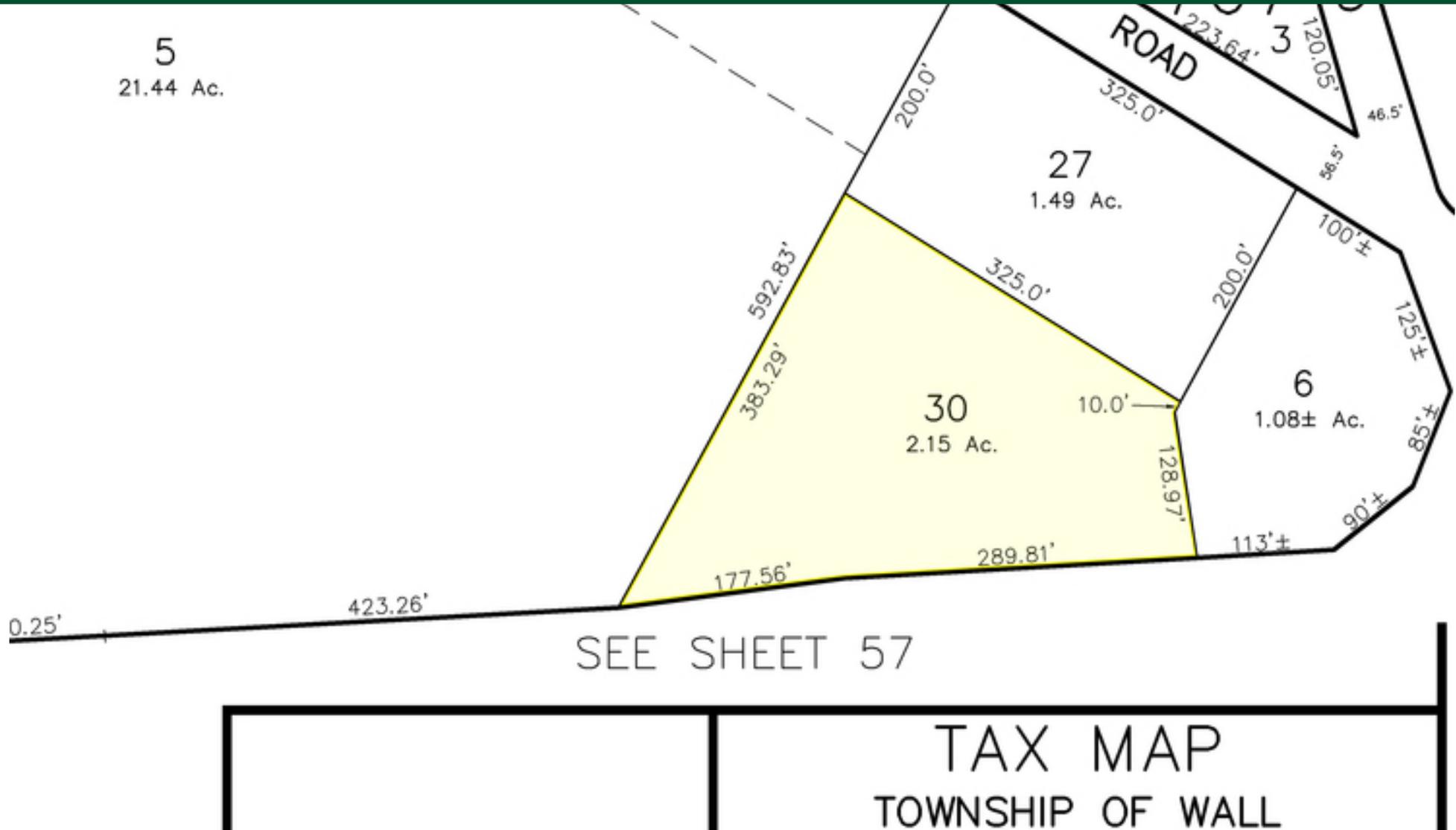


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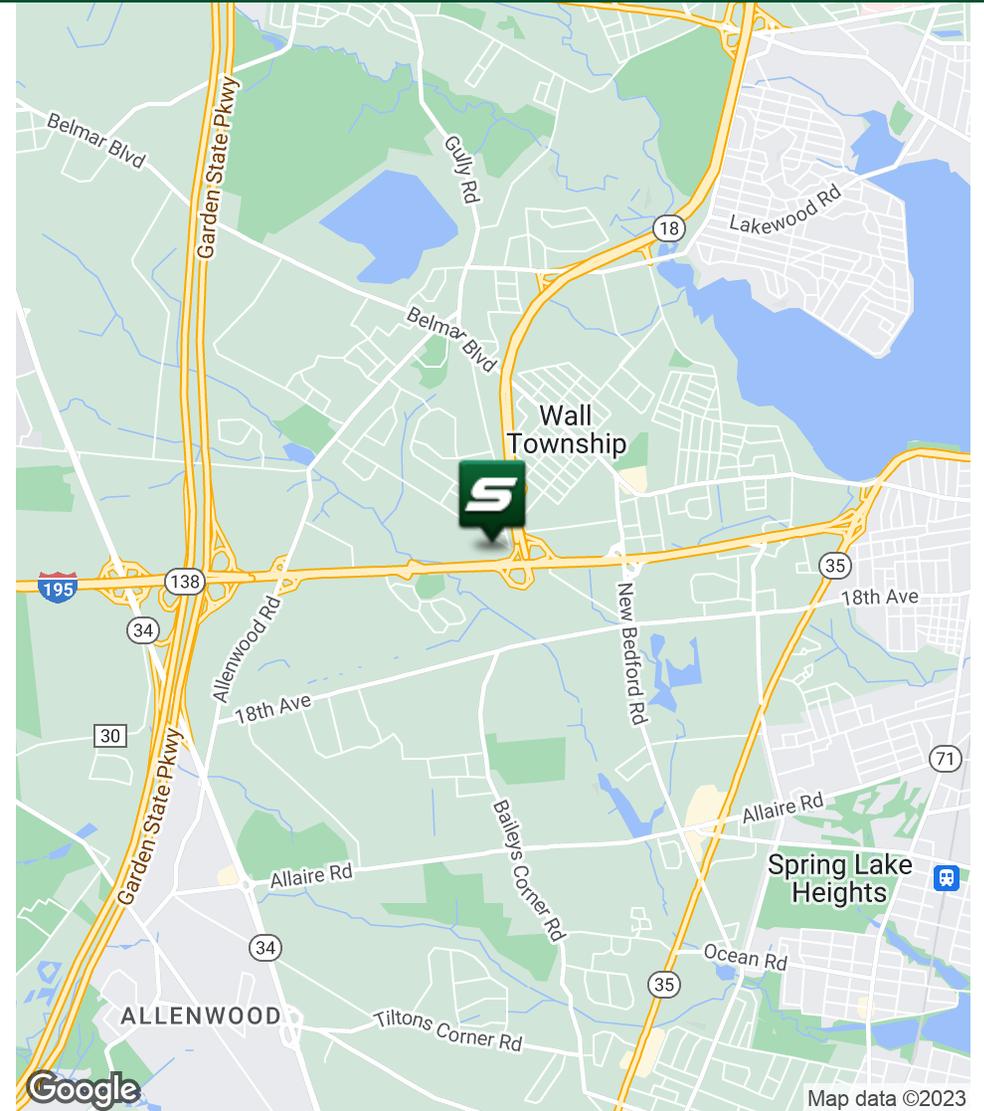
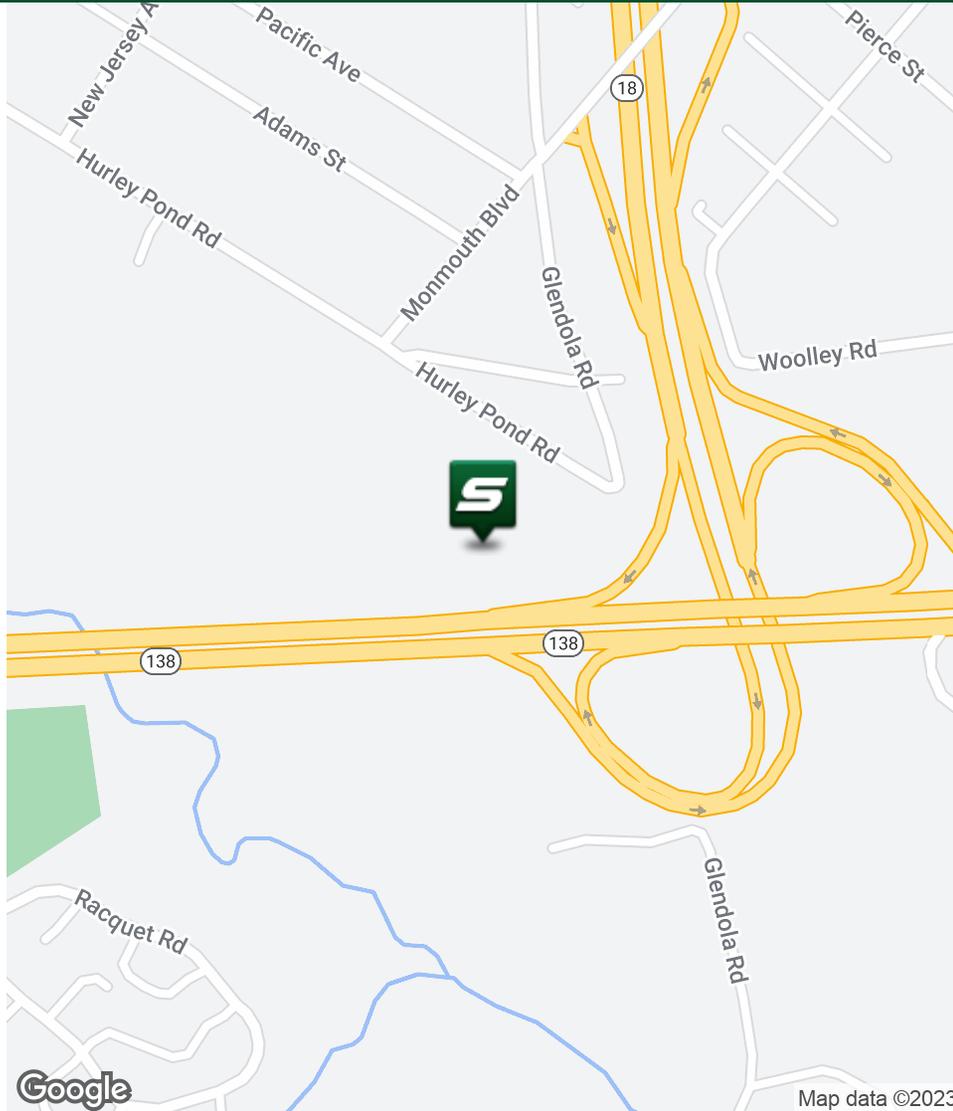


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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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