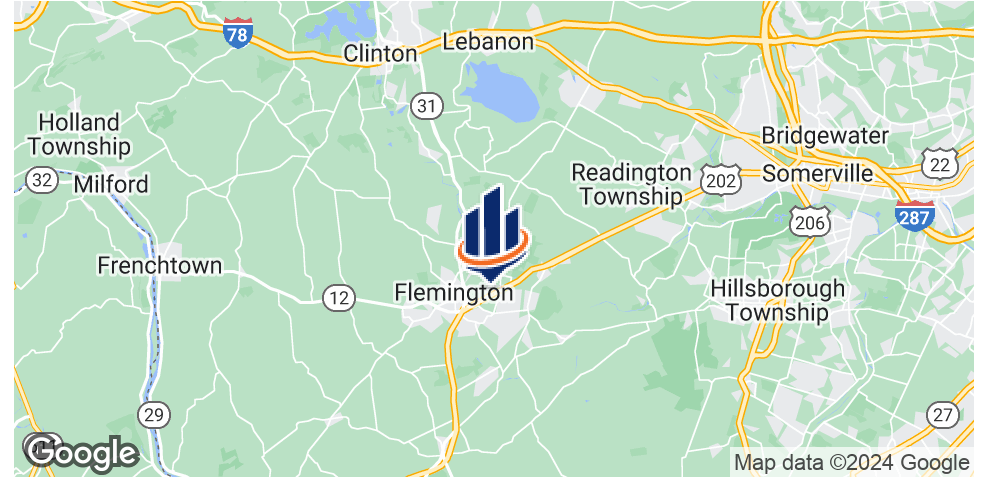
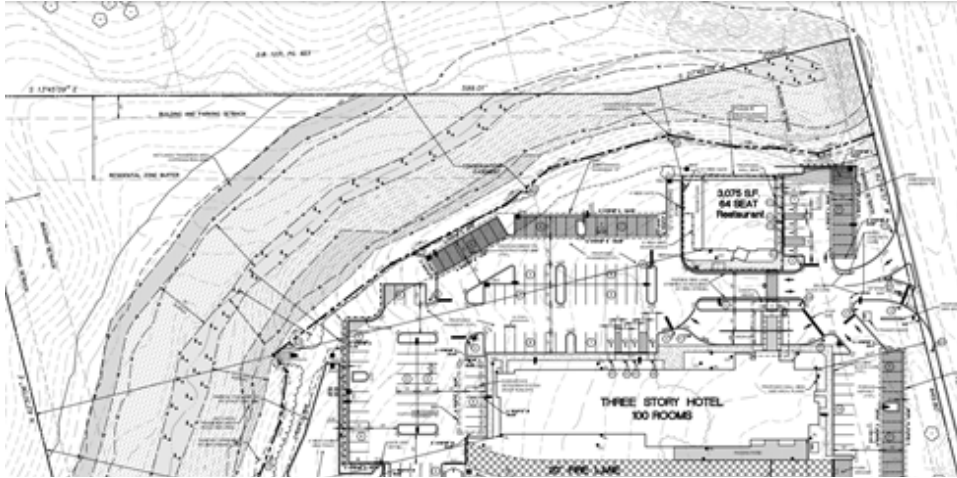


Hotel & Restaurant Development Site

Approved Hotel Development Site

439 US Highway 202 , Flemington, NJ 08822



OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	40,000 SF
Lot Size:	7.27 Acres
Zoning:	Commercial B-3
APN:	21-00036-0000-00052

PROPERTY OVERVIEW

7.27 Acre Approved development site for hotel & adjacent restaurant on busy Rt. 202 in Raritan, NJ.
Improved land - 75% complete
Sewer Capacity and township approvals completed

PROPERTY HIGHLIGHTS

- 7.27 Acre Development Site approved for 100 room Fairfield Inn.
- Marriott franchise license paid. Extension of license at the buyer's discretion.
- Sewer Capacity and township approvals completed.
- Architectural drawings available
- Appraised "As Is" with improvements - \$3.8M

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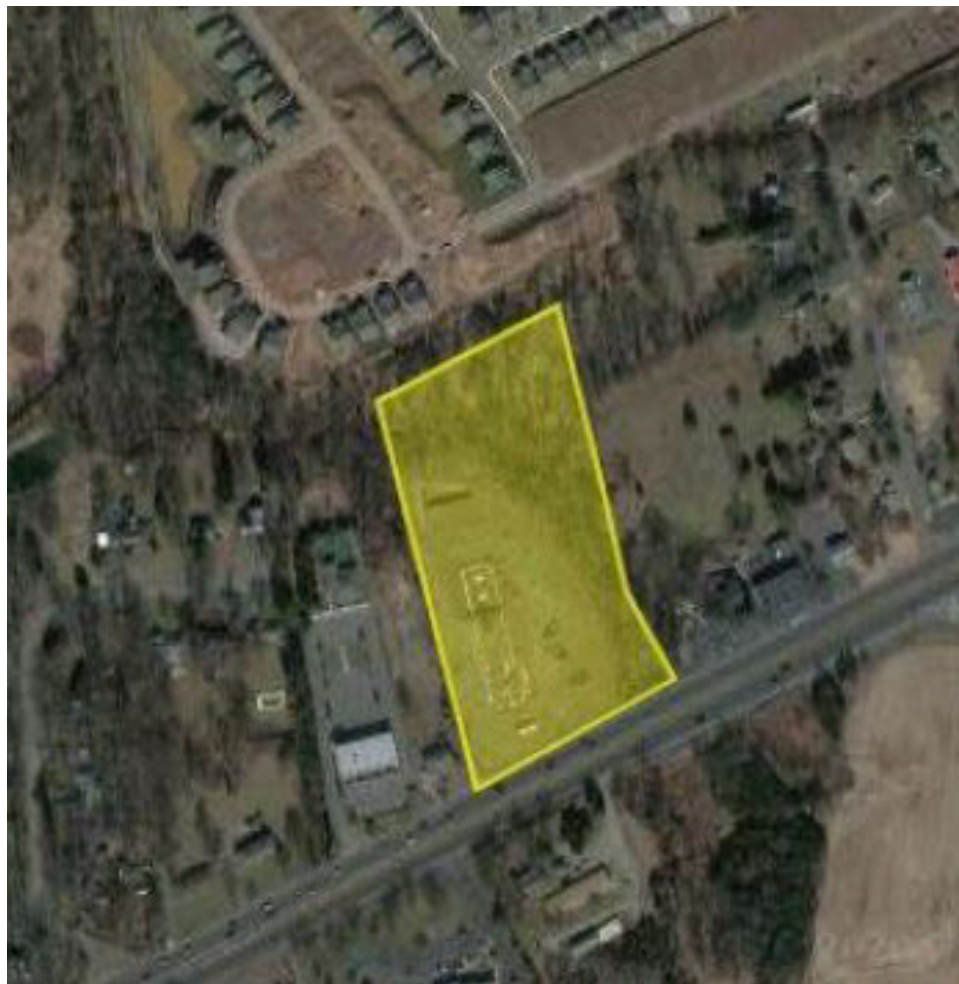


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Fairfield Inn & Suites Hotel & Restaurant Development Site

Approved Hotel Development Site

439 US Highway 202 , Flemington, NJ 08822



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