

FOR SALE | LAND

2419 ROUTE 33

2419 Route 33 | Neptune, NJ 07753



PROPERTY SUMMARY

Sale Price: \$900,000 for land or \$1,400,000 for land and cell tower lease
Lot Size: ± 3.75 Acres
APN #: Block 1709, Lot 1
Zoning: C 5
Cross Streets: Route 18

PROPERTY OVERVIEW

3.75 Acres for Development, With Existing Cell Tower Lease

LOCATION OVERVIEW

Minutes to major arteries -- GSP, Route 18, Hwys 66, 33, 34 and 195.

PROPERTY HIGHLIGHTS

- Buyer may purchase land only - \$900,000 or both land and cell tower lease at \$1,400,000. Cell tower lease will not be sold separately.
- Property is zoned C-5; present use is a grower supplying garden centers around the state
- Permitted uses include: medical offices; imaging center; veterinary; mail center; first aid facility; places of worship; newspaper, book and software publishers; sports and recreation including indoor recreational facility; furniture; home furnishings; flooring; banks; technical and trade schools.
- Conditional uses include: building equipment and other machine installation contractors, as well as plumbing, heating, electric, masonry, carpentry, flooring, roofing, glass and electricity regulating substations.

	1 Mile	3 Miles	5 Miles
Total Households:	4,267	34,231	59,715
Total Population:	9,662	80,669	142,375
Average HH Income:	\$83,936	\$79,206	\$88,476

FOR MORE INFORMATION, PLEASE CONTACT:

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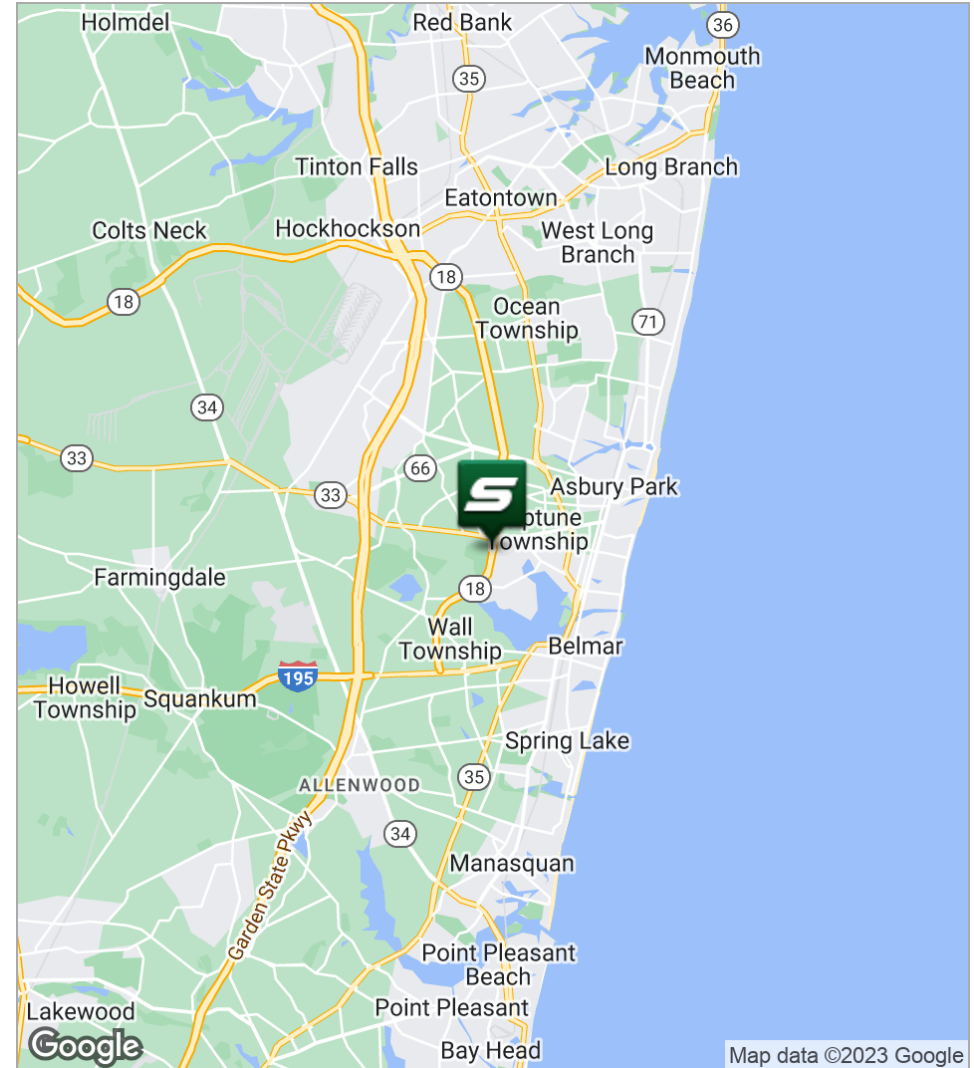
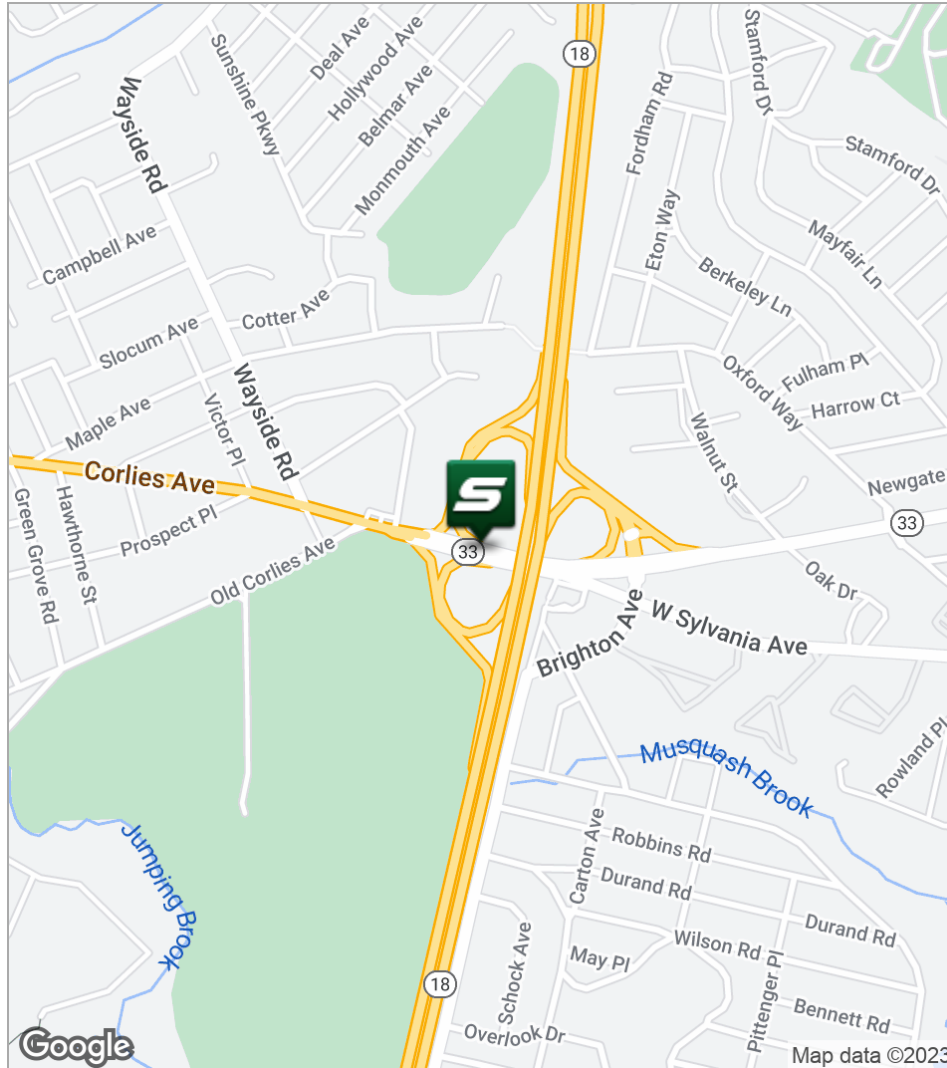
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Commercial Brokerage Leasing and Sales

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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