

# Berger Realty

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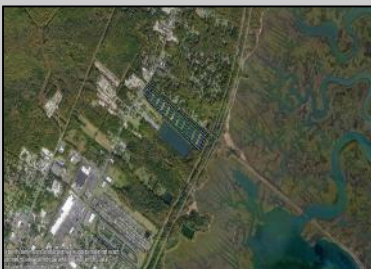
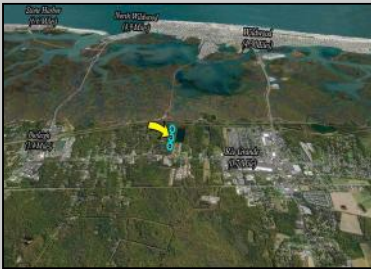


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0 Route 9 South  
Edgewood, NJ 08242

Asking \$1,950,000.00



Property dimensions and locations are approximate, not exact.  
Deemed reliable but not guaranteed. Based on CRS Data.  
For advertising purposes only.

## COMMENTS

Attention Developers and Investors!! Excellent development opportunity of approximately 20 acres in the rapidly expanding area of Edgewood/Rio Grande. The vacant property runs from the east side of Route 9 (approximately 177' frontage) to the Garden State Parkway, on the south side of Edgewood Avenue. Middle Township confirmed there is potential sewer access in the vicinity of Route 9. The owner has recently acquired an expired NJ DEP LOI Report (2006) for the property and is shared in Associated Docs. Block 1153, Lot 3 and Block 1154, Lot 1 are Zoned TC (Town Center). Blocks 1155-1164 are all Lot 1, zoned SR (Suburban Residential).

## PROPERTY DETAILS

