

# Berger Realty

Since 1928



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3808,3900-3906 Rt 9  
Rio Grande, NJ 08242

Asking \$649,000.00



#### COMMENTS

Great opportunity for that business of yours. Prime commercial corner with 325 + frontage on Route 9 and 200+ frontage on Rio Grande Avenue, comprising roughly 58,500 sq feet of area. Very visible corner across the street from Rita's Water Ice and the Commercial complex that includes the County offices, Tractor Supply, the VA clinic and the brand-new bowling alley/theater complex/restaurant. Property is zoned Town Center which allows for a multitude of commercial uses, including retail sales, professional offices, banks, offices, restaurants, health care services, hotels, auto, camper and boating sales, shopping centers. Middle Township is considering putting this property in a redevelopment zone which would allow approx. 10-12 residential units per acre...20 % would have to be set asides for moderate housing. A roughly 50 x 50 section of the property is eased in favor of a utility company. See attached survey

#### PROPERTY DETAILS

|            |                     |       |       |
|------------|---------------------|-------|-------|
| Heating    | Cooling             | Water | Sewer |
| No Heating | Other (See Remarks) | Other | Other |



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