

# Berger Realty

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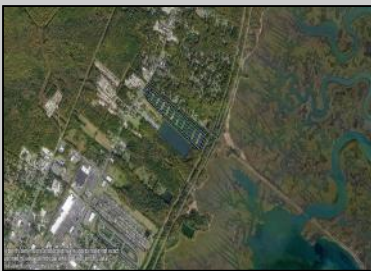
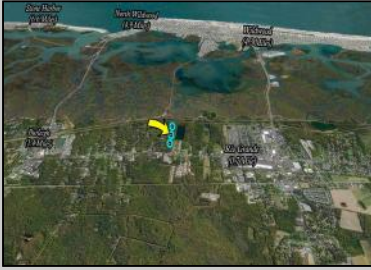


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Route Route 9 South  
Rio Grande, NJ 08242

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

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. Block 1153, Lot 3 and Block 1154, Lot 1 are Zoned TC (TownCenter). Blocks 1155-1164 are all Lot 1, zoned SR (Suburban Residential).

#### PROPERTY DETAILS

SALE



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