

## Commercial Land on Route 37



## (.90) ACRES FOR SALE

**Asking Price: \$449,000.00**

- **Property Size:** (.90) ACRES
- **Frontage:** 176' Ft +/- along Rte 37 W
- **Depth:** 240' Ft +
- **Billboard Rent:** \$ 8,500.00 per year  
Lease Billboard to OUTFRONT (CBS)
- **Zoning:** RHB Retail Commercial
- **RE Taxes:** \$6,246.00/yr + Billboard – \$624.00 per year
- **Permitted Use:** Retail, Fast Food, Bank, Restaurant, Car Wash, Medical, Motel, New/Used Auto Sales, etc.
- **Disclosure:** Property will require lot area variance since it is under (1) acre

**1246 Route 37 West • Toms River, NJ 08755**

