

# The Gateway to Oakland

24 W. Oakland Avenue

Oakland, NJ



## FOR SALE Development Site

### PROPERTY OVERVIEW:

**Acreage:** 2.45 acres  
**Asking Price:** \$3,500,000.00  
**Taxes:** \$55,653 per year  
**Utilities:** Water and gas  
**Highway Access:** Direct access to Route 287, Route 208 and Route 202.  
**Zoning:** B-2

#### Permitted Uses:

Specialty Food Stores  
Restaurants  
Childcare Facilities

#### Potential Permitted Uses:

Office/Medical  
Hotels  
Multi-family

**Comments:** The property is part of an area that houses a mix of residential and retail uses. Once developed, this property will actually be the first site seen while entering the town from Route 287 Northbound. This exit could be considered the "Gateway to Oakland".

For more information, please contact:

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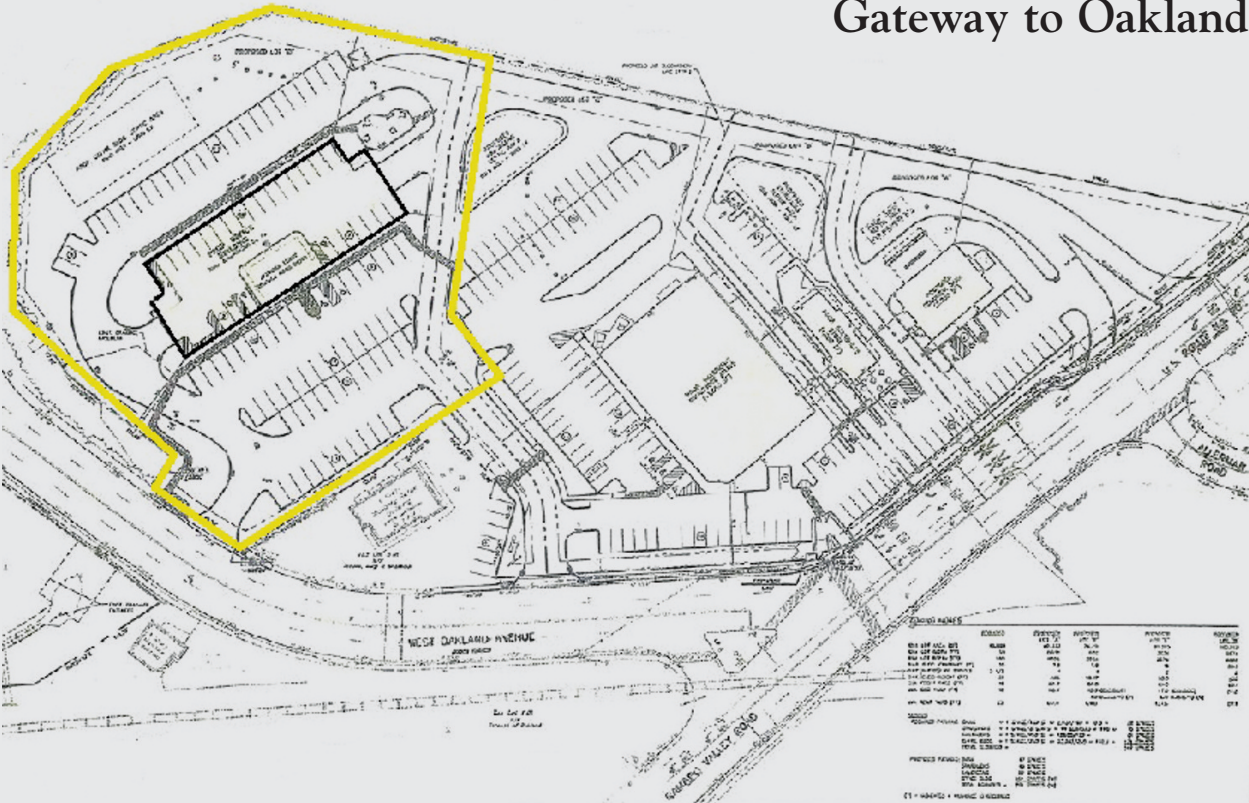
973-299-0900

Exclusive Leasing Agent:



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