## For Sale 156 Main Street Block 904, Lot 9 Millburn, New Jersey Walking Distance To.....

## LOGISTIC REALTY COMMERCIAL REAL ESTATE SERVICES

Bill Hettler 732.738.8888 bill@logisticrealty.com

Taylor Park (Ball Courts/Trails/Events), Downtown Shopping & Restaurants, and LESS THAN Half a Mile to Train Station

± 6,325 Sq. Ft. Total Lot Size
± 2,250 Sq. Ft. Existing Building Footprint
Ideal For General Commercial Office/Retail/Studio/Sports
OR "As of Right" Use Existing Footprint & Develop Up to 4,500 Sq. Ft.
<u>Residential</u>- 1 or 2 Family.



Wide, Open Floor Plan For Easy Conversion

Low Taxes \$3,612 / Yr.

## \$499,000.00

(\$249,500 Per "As of Right" Developable Residential Unit)

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Walk to Downtown Shopping, Restaurants

Walk to Taylor Park Ball Courts, Trails, Events

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Walk to Train Less Than Half a Mile