



COMMERCIAL LAND

FOR SALE

±9.4 AC COMMERCIAL LAND WITH ±3,000 SF WAREHOUSE & ±3,440 SF OFFICE
1473 US Highway 22, Annandale, NJ 08801

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUSOLO

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.5 Miles to I-78 (Direct to Holland Tunnel)
 Approx. 61.5 Miles to Philadelphia, PA
 Minutes to I-287 and NJ Turnpike

OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	9.4 Acres

PROPERTY HIGHLIGHTS

- Lot Size at ±9.4 Acres (Block 14, Lot 9)
- ±3,000 SF Warehouse and ±3,440 SF Office
- Beautiful Office Building with Walk-Out Lower Floor
- Column-Free Warehouse (Perfect for Storage Use)
- Great for Landscaper, Contractor, Irrigation Yard, Etc.
- Owner Will Consider Paving Site
- Approx. 371 Feet of Frontage on Route 22
- Zoned Commercial (C2)
- Taxes at \$16,652.17 (2021)

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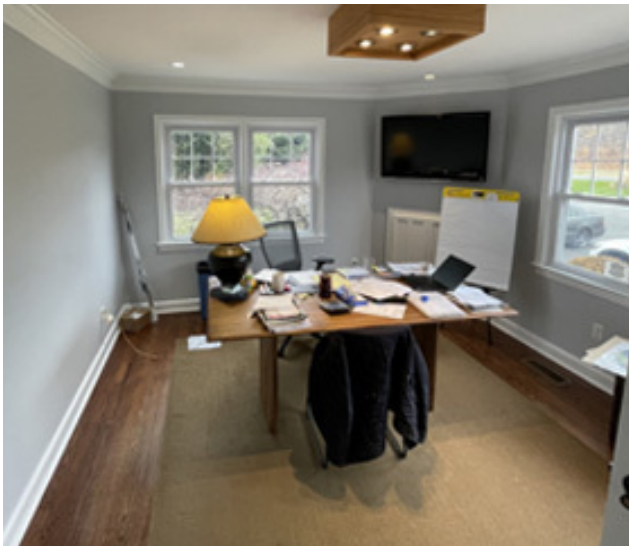
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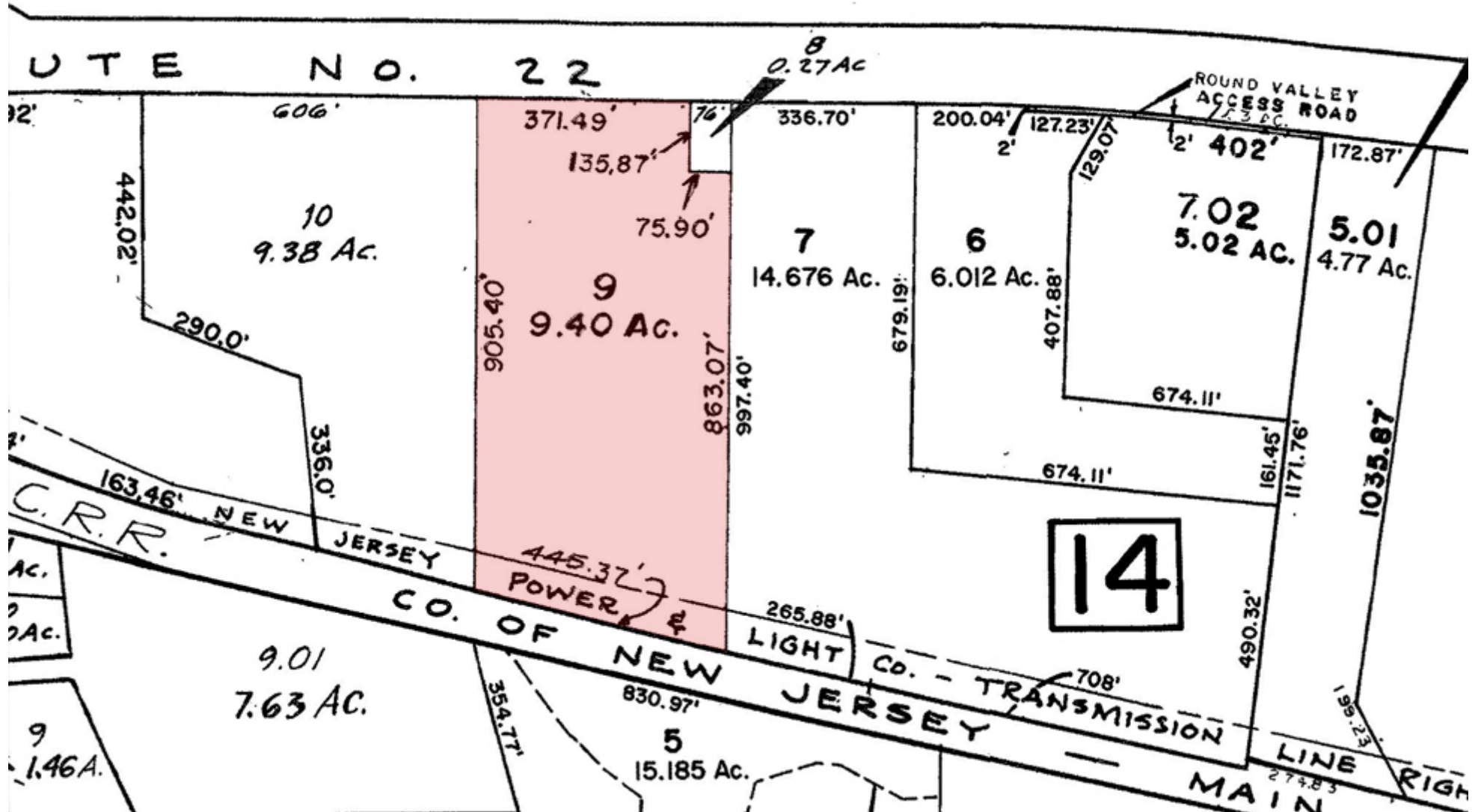
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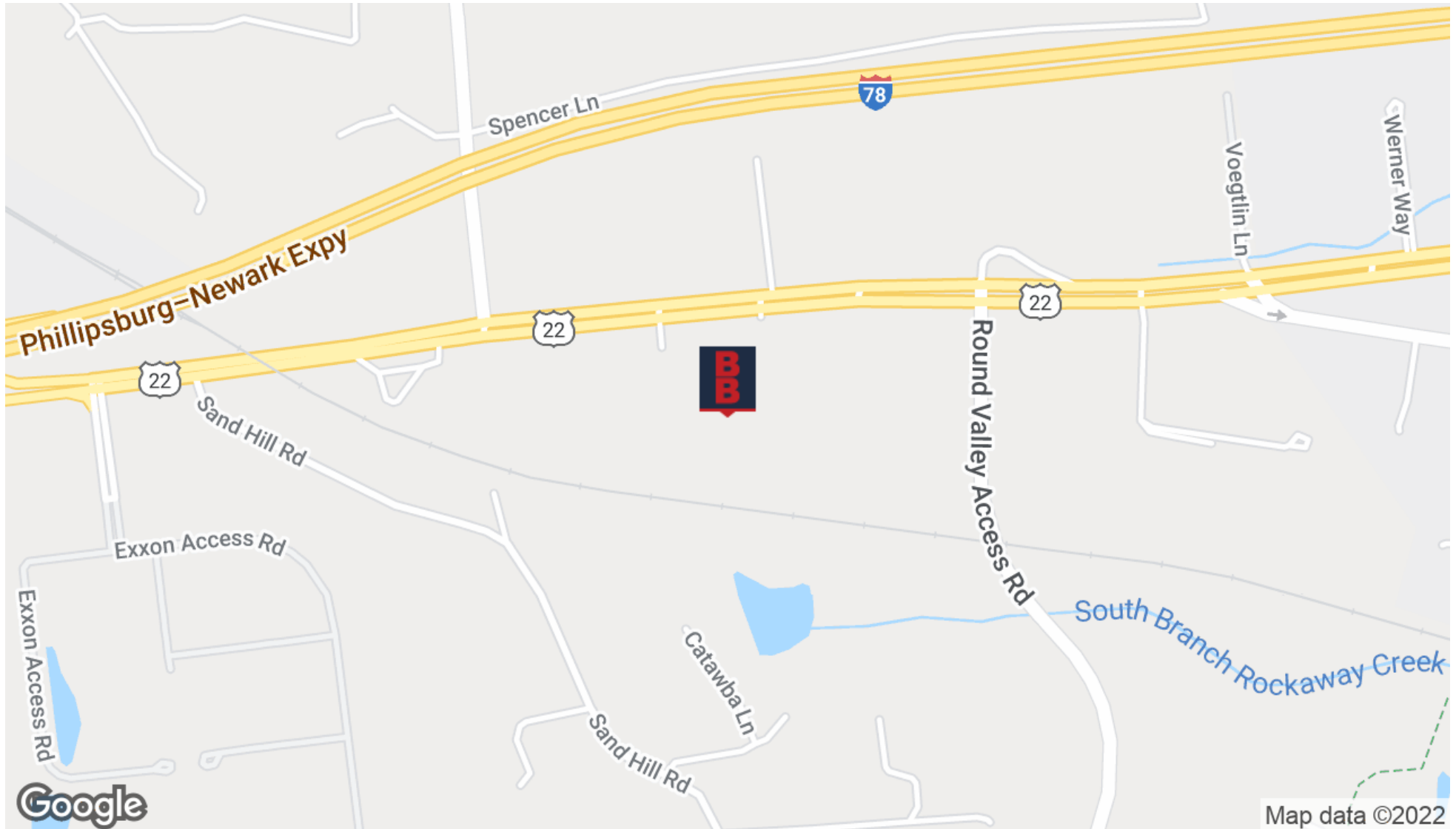
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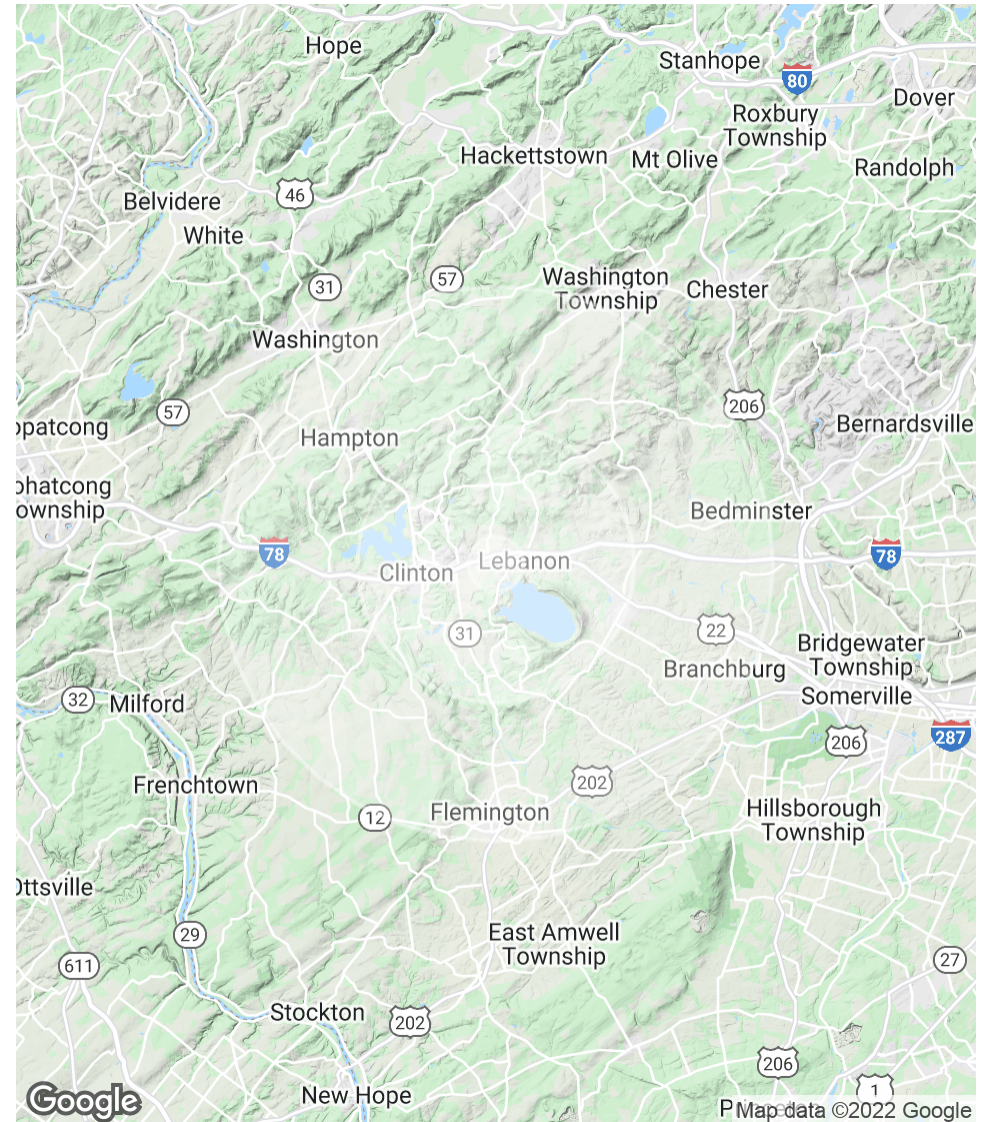
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,415	34,739	110,107
Average Age	37.6	38.3	41.1
Average Age (Male)	35.6	36.9	40.4
Average Age (Female)	43.7	42.8	42.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	497	12,311	39,295
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$141,699	\$141,327	\$138,556
Average House Value	\$530,896	\$495,936	\$519,454

* Demographic data derived from 2010 US Census



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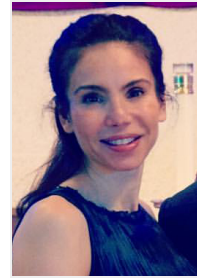


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