

Commercial Land for Sale Fully Approved

L:2 N Black Horse Pike, Monroe Twp., NJ

Sale Price: \$350,000

Lot Size: 1.39 Acres of vacant land Zoning: CC - Community Commercial

Taxes (2019): \$12,132

Key Facts:

- Prime Commercial Land
- Fully Approved
- Build to Suit Option
- 250 ft of road frontage on Black Horse Pike
- High Visibility and Traffic Counts
- Close Proximity to AC Expressway, NJ Turnpike, Rt. 295 & Rt. 55
- Easy Commute to Philadelphia, Atlantic City and surrounding southern New Jersey

Eagle Commercial Real Estate

26 S. Maple Avenue Suite 103 Marlton,NJ, 08053

Anthony Pustizzi, Broker Phone: 856-985-8565 Fax: 856-985-8563 tpustizzi@eaglecommercialre.com



High traffic location offering a Fully Approved shovel ready lot which will allow for construction of either a 10,000 SF Office or 7,000 SF of Retail space. No need to wait for the long term process to obtain approvals since that has already been taken care of and as an alternative; the owner can offer a Build to Suit option. Approved plan drawings are available to qualified Buyers.

The 1.39 acre lot with 250'+ of frontage on the Black Horse Pike is strategically located in Monroe Township, one of the fastest growing areas of South Jersey. Located minutes from the Atlantic City Expressway, NJ Turnpike, Rt. 295 and Rt. 55 access points with the bonus of being within 15 miles of Philadelphia. Take advantage of a location with proximity to a vast array of shops, restaurants, businesses and residential development.

All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions.