



# Commercial Land For Sale

440 Berlin Cross Keys Rd, Monroe Twp., NJ

Sale Price: \$525,000

Lot Size: 2.32 Acres

Zoning: Commercial Business Park

Taxes (2015): \$7,524

#### Key Facts:

- Prime location on Berlin Cross Keys Rd
- Adjacent to the Cross Keys Pavilion
- Zoned for Multiple Commercial Uses
- Fast Growing area in Gloucester County
- High Traffic Counts & Visibility
- Close accessibility to Major Highways  
Rt. 42, AC Expressway, Rt.55 & Rt 295



Prime site for retail development on heavily traveled Berlin Cross Keys Road situated between the AC Expressway and Route 42 in Monroe Township, Gloucester County. This 2.32 Acre parcel sits adjacent to the new Cross Keys Pavilion and is situated along this suburban corridor that has experienced tremendous residential and commercial growth over the last several years. Be a part of this rapidly growing area located within the Business Park zone which allows for many uses including community commercial, planned business, planned commercial, municipal structures, storage and assisted-living facilities. An ideal location in one of the fastest growing Gloucester County communities as well as close proximity to major highways Rt. 42, AC Expressway, Rt. 55 & Rt. 295 for easy commuting within South Jersey, Philadelphia, Delaware.

## Eagle Commercial Real Estate

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