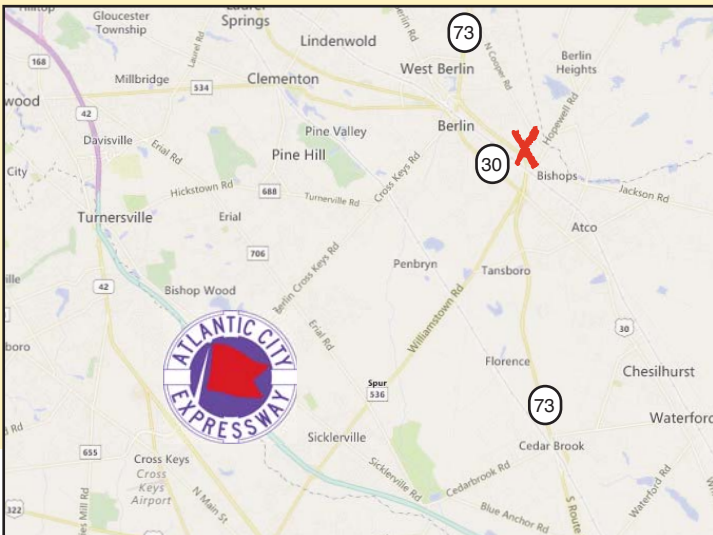


# READY FOR DEVELOPMENT SALE OR LEASE

## 785 ROUTE 73 SOUTH WEST BERLIN, NJ



### EXCLUSIVE LISTING



#### Property Description:

Highly Visible Land for Sale

#### Tax ID:

Block: 1605 Lot: 1.02

#### Lot Size:

2.00 +/- acres

208' x 450'

#### Zoning:

C3RG (Highway Commercial)

#### Taxes:

\$8,680 (2015)

#### Lease Rate:

\$40,000.00/Year NNN

#### Sale Price:

\$399,000.00

#### Comments:

- Fully Approved for 8,900 +/- SF With 45 Parking Spaces
- Architectural Drawings of 8 Unit Retail Space 8,900 +/- SF of Space
- Driveway, Curbcuts & Sidewalks Installed by the State of NJ
- Easy Access from the Atlantic City Expressway & Route 30

For Further Information, Please Contact:

**Jeffrey Lucas (cell)**  
**(609) 254-1832**  
**jeffreylucas@me.com**

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

651 Route 73 North, Suite 111 • Marlton, NJ 08053 • Phone: (856) 985-9522 • Fax: (856) 985-9488