

# LEGACY

Commercial Realty, LLC

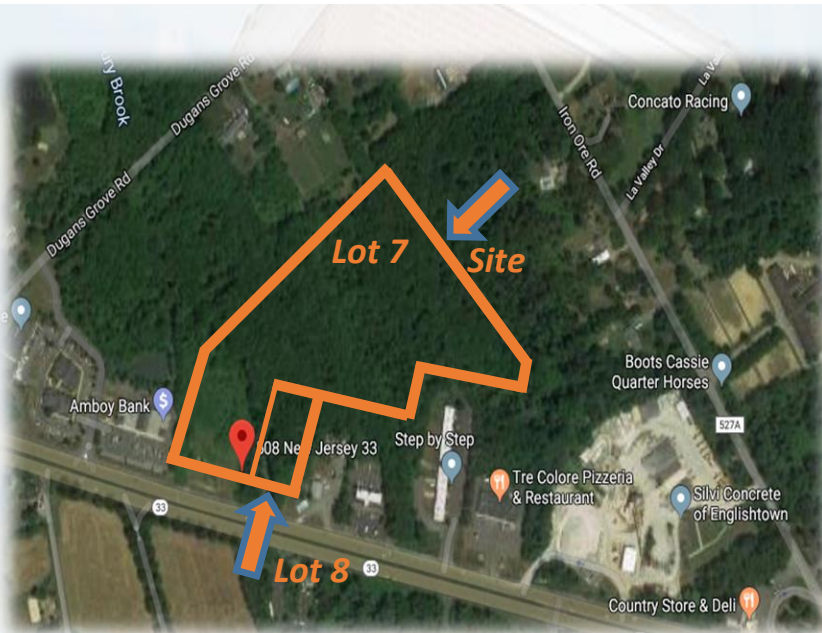
*Fully Approved Land Available for Sale*



## PROPERTY DETAILS

508-512 Rt 33 W, Millstone, NJ 08535

### AERIAL



### ASKING PRICE

**\$1,100,000.00**

**Lot 7: Fully Approved Land for a 12,740 SF Retail Center.**

**Lot 8: Fully Approved Land for a 3,200 SF PAD Site.**

**Located on highly traveled Route 33 in Millstone Township.**

**TOTAL LOT SIZE:** Block: 22, Lot: 7 **7.86 AC**  
Block: 22, Lot: 8 **0.84 AC**

**ZONING:** **HC- Highway Commercial**

**PROPERTY TAX (2017)** Lot: 7 **\$12,258.23**  
Lot: 8 **\$1,936.83**

Seth Katz, Broker of Record    Matt Miller, Sales Associate    Derin Goodman, Sales Associate  
Legacy Commercial Realty, L.L.C.  
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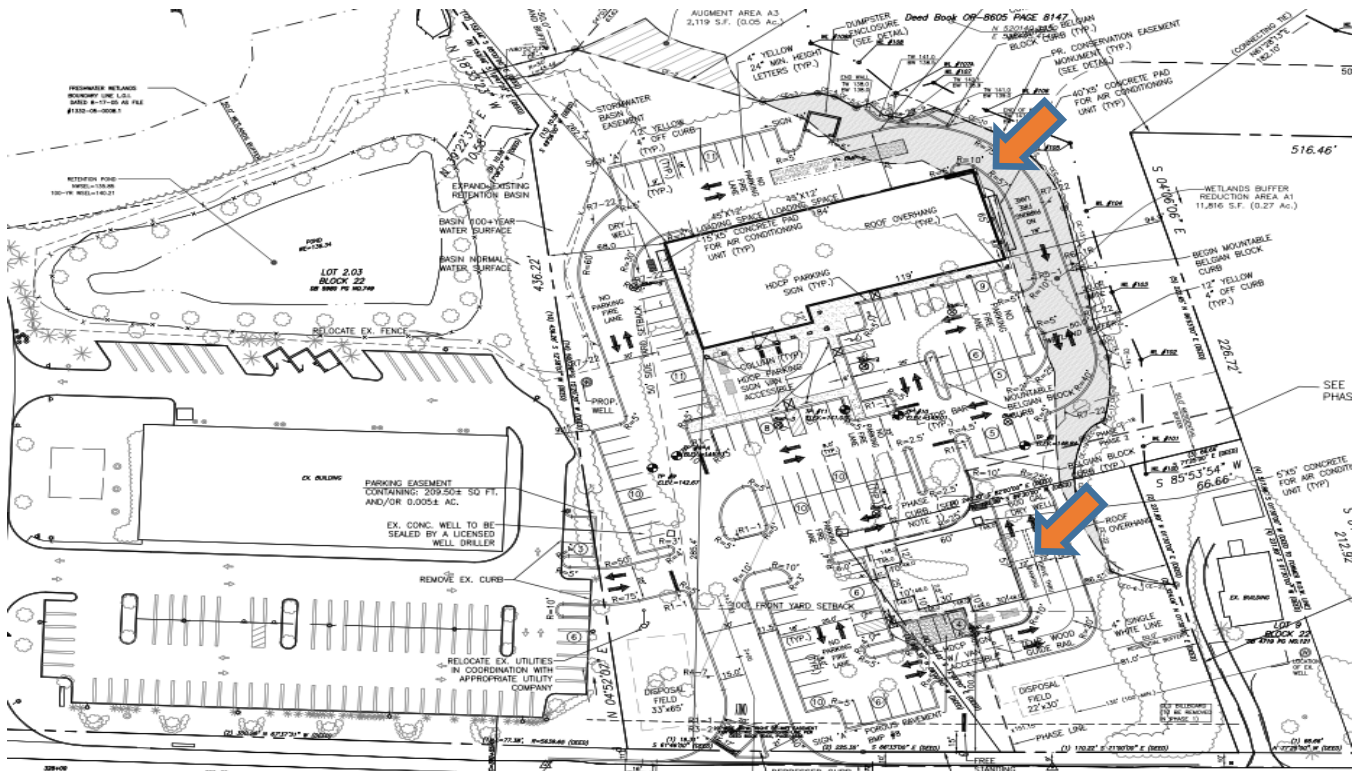
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### ADDITIONAL FEATURES

- Block: 22, Lots: 7 & 8
- 8.7 Acres situated between two traffic lighted intersections.
- 354' Highway Frontage on Route 33 West
- Ideal for Retail, Medical, Fast Food with Drive Thru, Restaurants, or General Office Professionals.
- Close proximity to the New Jersey Turnpike and Freehold Raceway Mall
- Traffic Count - +/- 36,000 Vehicles Traveled Daily



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