

1 **Avenel St** Zoning: - Sale Price: **\$1,200,000**
Avenel, NJ 07001 Parcel Size: **1 AC** Price/AC: **\$1,200,000.00**
Middlesex County Lot Dimensions: - Sale Status: **Active**
 # of Lots: - Days On Market: **173**
North Edison/Woodbridge Submarket Proposed Use: -
 This property is represented by Century 21 Main St. Realty, Inc. - Barbara Sancilardi, (732) 750-4663 Joseph A. Cimilluca, (732) 750-4663
 This property is for sale individually

2 **906 US Highway 1** Zoning: R-6 Sale Price: **For Sale**
Avenel, NJ 07001 Parcel Size: **0.93 AC** Price/AC: -
Middlesex County Lot Dimensions: - Sale Status: **Active**
 # of Lots: - Days On Market: **160**
North Edison/Woodbridge Submarket Proposed Use: **Retail**
 This property is represented by Century 21 Main St. Realty, Inc. - Barbara Sancilardi, (732) 750-4663
 This property is for sale individually

3

429 New Brunswick Ave

Zoning: **NBA-C**

Sale Price: **\$299,000**

Fords, NJ 08863

Parcel Size: **0.12 AC**

Price/AC: **\$2,600,000.00**

Middlesex County

Lot Dimensions: -

Sale Status: **Active**

of Lots: -



Days On Market: **146**

**North Edison/Woodbridge
Submarket**

Proposed Use: -

This property is represented by RE/MAX Diamond, Realtors I - Yousuf Syed, (732) 549-9500

This property is for sale individually

| | | | | |
|-----|---|---|--|---------------------------------|
| 4-1 | | 1430 Oak Tree Rd | Building Type: Class C Office | Sale Price: \$2,600,000 |
| | | Iselin, NJ 08830 | Status: Built 1965 | Price/SF: \$650.00 |
| | | Middlesex County | Building Size: 4,000 SF | Cap Rate: 5.00% |
| | | North Edison/Woodbridge | Typical Floor Size: 4000 | Sale Status: Active |
| | | Submarket | Stories: 1 | Days On Market: 447 |
| | | This property is represented by Arun Patel - Arun Patel, (732) 777-9000 | | |
| | | This property is part of a portfolio only sale | | |
| 4-2 |  | 1436 Oak Tree Rd | Zoning: B-2 | Sale Price: \$2,600,000 |
| | | Iselin, NJ 08830 | Parcel Size: 0.12 AC | Price/AC: \$5,477,143.46 |
| | | Middlesex County | Lot Dimensions: 50x102 | Sale Status: Active |
| | | North Edison/Woodbridge | # of Lots: - | Days On Market: 447 |
| | | Submarket | This property is represented by Arun Patel - Arun Patel, (732) 777-9000 | |
| | | This property is part of a portfolio only sale | | |
| 5 |  | 1554 Oak Tree Rd | Zoning: Retail | Sale Price: \$599,000 |
| | | Iselin, NJ 08830 | Parcel Size: 0.13 AC | Price/AC: \$4,742,676.17 |
| | | Middlesex County | Lot Dimensions: - | Sale Status: Active |
| | | North Edison/Woodbridge | # of Lots: - | Days On Market: 278 |
| | | Submarket | This property is represented by Keller Williams Elite Realtors - Umang Swali, (732) 549-1998 | |
| | | This property is for sale individually | | |

6



Smith St @ Route 440

Zoning: **M-1**

Sale Price: **\$3,200,000**

Vacant Land

Parcel Size: **18 AC**

Price/AC: **\$177,777.78**

Keasbey, NJ 08832

Lot Dimensions: -

Sale Status: **Active**

Middlesex County

of Lots: -

Days On Market: **243**

This property is represented by Blau & Berg Co. - Kenneth F. Crimmins, (973) 379-6644
This property is for sale individually

7



165 New Brunswick Ave

Perth Amboy, NJ 08861

Middlesex County

South Edison Submarket

Zoning: **B-2**

Parcel Size: **0.23 AC**

Lot Dimensions: -
of Lots: -

Sale Price: **\$112,500**

Price/AC: **\$489,130.43**






Sale Status: **Active**

Days On Market: **34**

Proposed Use: **Retail**

This property is represented by Davis Commercial - Brian Walsh, (732) 254-1600

This property is for sale individually

| | | | | |
|---|---|---|--|--|
| 8 |  | 588 Amboy Ave Woodbridge, NJ 07095 Middlesex County | Zoning: B1 Parcel Size: 0.75 AC Lot Dimensions: - # of Lots: - | Sale Price: \$899,995 Price/AC: \$1,199,993.33 Sale Status: Active Days On Market: 130 |
| North Edison/Woodbridge Submarket This property is represented by JJElek - Zachary Durso, (732) 710-1400 This property is for sale individually | | | | |
| 9 |  | 2 Cutters Dock Rd ±1.2-Acre Industrial Lease Opportunity Woodbridge, NJ 07095 Middlesex County | Zoning: PR Parcel Size: 1.20 AC Lot Dimensions: - # of Lots: - Proposed Use: - | Sale Price: \$1,200,000 Price/AC: \$1,000,000.00 Sale Status: Active Days On Market: 972 |
| This property is represented by Blau & Berg Co. - Brad Jacobs, (973) 379-6644 Brian R. DiPinto, (973) 379-6644 This property is for sale individually | | | | |
| 10 |  | 34 Cutters Dock Rd Redevelopment site Woodbridge, NJ 07095 Middlesex County | Zoning: N/Av, Woodbridge Parcel Size: 17.94 AC Lot Dimensions: Irregular # of Lots: - Proposed Use: Hold for Development | Sale Price: \$12,500,000 Price/AC: \$696,767.00 Sale Status: Under Contract Days On Market: 988 |
| This property is represented by Blau & Berg Co. - Brad Jacobs, (973) 379-6644 Brian R. DiPinto, (973) 379-6644 This property is for sale individually | | | | |
| 11 |  | 35 Cutters Dock Rd 35 Cutters Dock Rd Woodbridge, NJ 07095 Middlesex County | Zoning: PR Parcel Size: 6.50 AC Lot Dimensions: - # of Lots: - | Sale Price: \$5,500,000 Price/AC: \$846,153.85 Sale Status: Active Days On Market: 964 |
| This property is represented by Blau & Berg Co. - Brad Jacobs, (973) 379-6644 This property is for sale individually | | | | |
| 12 |  | 73 Green St Woodbridge, NJ 07095 Middlesex County | Zoning: R-6 Parcel Size: 0.37 AC Lot Dimensions: - # of Lots: - | Sale Price: \$250,000 Price/AC: \$675,675.68 Sale Status: Active Days On Market: 817 |
| North Edison/Woodbridge Submarket This property is represented by Century 21 Oak Tree Road - Frank Zappia, (732) 494-2700 This property is for sale individually | | | | |

1 906 US Highway 1

Avenel, NJ 07001 - North Edison/Woodbridge Submarket
Land of 0.93 AC is for sale at an undisclosed price

Investment Information

Sale Price: **For Sale**
Price/AC: -

Sale Status: **Active**
Sale Conditions: -

Days On Market: **160**

Sales Contacts

Century 21 Main St. Realty, Inc.
239-245 Main St
Woodbridge, NJ 07095
(732) 750-4663

Barbara Sancilardi
Broker of Record
(732) 750-4663 ext. 102 (phone)
(732) 750-1512 (fax)



Investment Notes

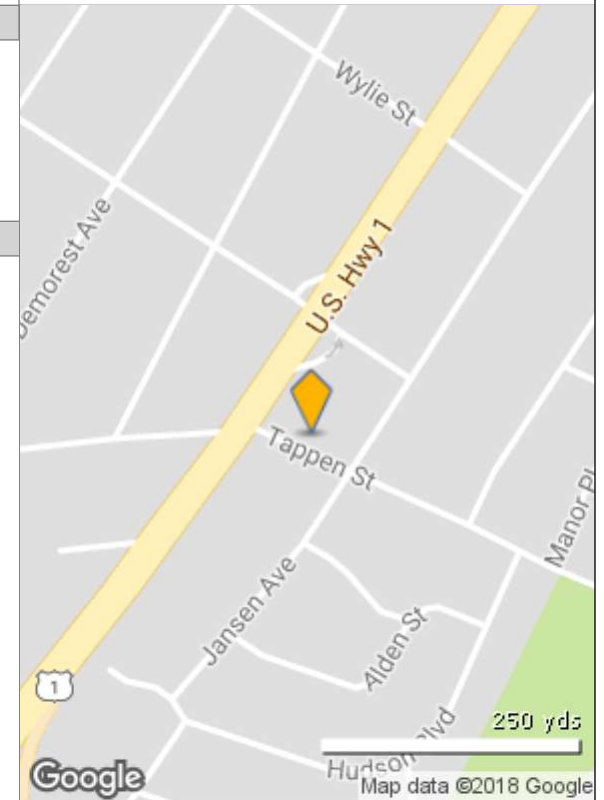
Great opportunity to obtain this ground lease property on Rt. 1 North, in heavily travelled section of Woodbridge Township. Property located at traffic light with excellent ingress and egress possibilities. 40,670 sq. ft. with possibilities to expand to 1 acre plus with many possible uses.

Highway business

Land Information

Zoning: **R-6** Proposed Use: **Retail**
Density: - Parcel Size: **0.93 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: -
Improvements: -

Parcel Number: **25-00845-02-00001-01**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**



2 Avenel St

Avenel, NJ 07001 - North Edison/Woodbridge Submarket
 Land of 1 AC is for sale at \$1,200,000 (\$1,200,000.00/AC)



Investment Information

Sale Price: **\$1,200,000**
 Price/AC: **\$1,200,000.00**

Sale Status: **Active**
 Sale Conditions: -

Days On Market: **173**

Sales Contacts

Century 21 Main St. Realty, Inc.
 239-245 Main St
 Woodbridge, NJ 07095
 (732) 750-4663

Barbara Sancilardi
 Broker of Record
 (732) 750-4663 ext. 102 (phone)
 (732) 750-1512 (fax)

Investment Notes

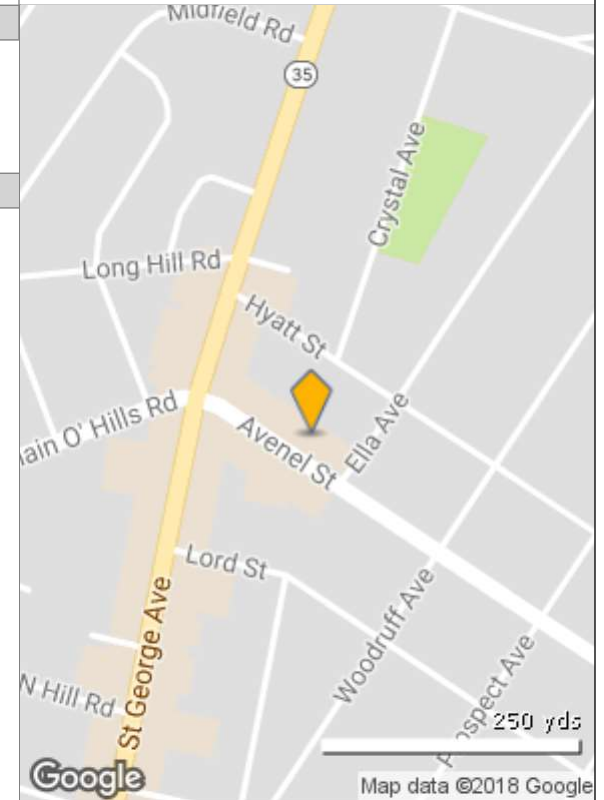
Vacant land 1 acre property B3 zone, highway business many possible uses, retail office, mixed use. For more information Call Listing Broker

Well travelled road behind Chase Bank near Walgreens, McDonalds, Dunkin Donuts.

Land Information

Zoning: - Proposed Use: -
 Density: - Parcel Size: **1 AC** Lot Dimensions: -
 Number Of Lots: - On-Site Improv: -
 Improvements: -

Parcel Number: **25-00541-01-00001**



3 429 New Brunswick Ave

Fords, NJ 08863 - North Edison/Woodbridge Submarket
 Land of 0.12 AC is for sale at \$299,000 (\$2,600,000.00/AC)



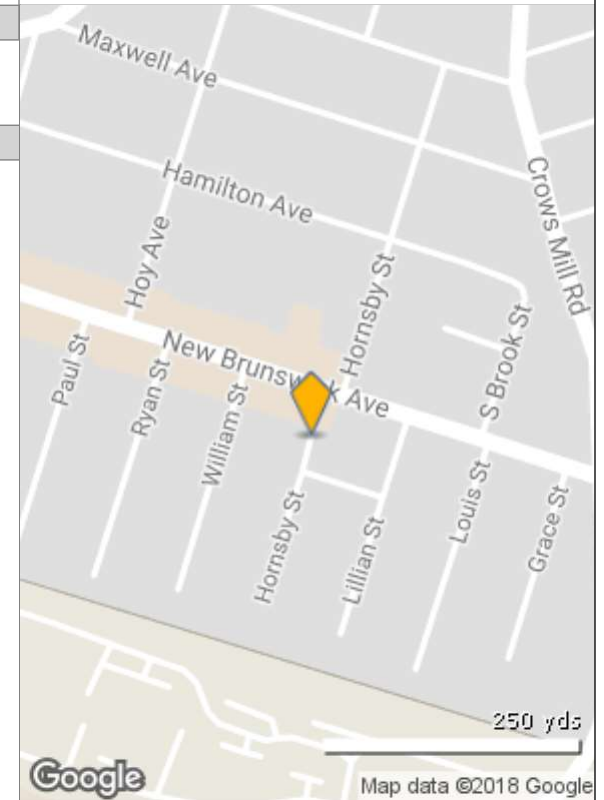
| Investment Information | Sales Contacts |
|---|--|
| Sale Price: \$299,000 Price/AC: \$2,600,000.00 Sale Status: Active Sale Conditions: - Days On Market: 146 | RE/MAX Diamond, Realtors I 1199 Amboy Ave Edison, NJ 08837 (732) 549-9500 Yousuf Syed Realtor Associate (732) 549-9500 (phone) (732) 549-9510 (fax) |

Investment Notes

50'x100' lot.
 Can build up to 3,500 sf meddical/office space.

Land Information

| | | |
|----------------------|-----------------------------|-------------------|
| Zoning: NBA-C | Proposed Use: - | Lot Dimensions: - |
| Density: - | Parcel Size: 0.12 AC | |
| Number Of Lots: - | On-Site Improv: - | |
| Improvements: - | | |



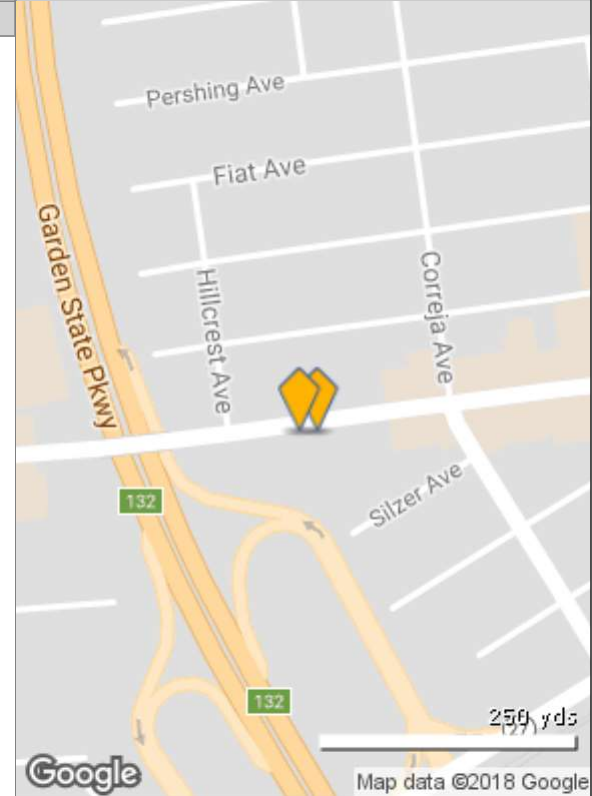
Portfolio of 2 properties in Iselin, NJ for sale at \$2,600,000 (\$650.00/SF)

| Portfolio Information | Sales Contacts |
|--|---|
| <p>Sale Price: \$2,600,000 Cap Rate: 5.00% Sale Status: Active Sale Conditions: - Sale Type: Investment</p> <p>Total Size: 4,000 SF Total Land Area: 0.47 AC Days On Market: 447</p> <p>2 Properties in portfolio <i>Properties cannot be sold individually</i></p> | <p>Arun Patel (732) 777-9000</p> <p>Arun Patel (732) 777-9000 (phone)</p> |



Investment Notes

4000 square feet building adjacent lot is part of sale
 South Asian Market high traffic, located close to Garden State Parkway, Route 27



5 1554 Oak Tree Rd

Iselin, NJ 08830 - North Edison/Woodbridge Submarket
 Land of 0.13 AC is for sale at \$599,000 (\$4,742,676.17/AC)

Investment Information

Sale Price: **\$599,000**
 Price/AC: **\$4,742,676.17**

Sale Status: **Active**
 Sale Conditions: -

Days On Market: **278**

Sales Contacts

Keller Williams Elite Realtors
 481 Memorial Pky
 Metuchen, NJ 08840
 (732) 549-1998

Umang Swali
 Director
 (732) 549-1998 (phone)
 (732) 548-3478 (fax)



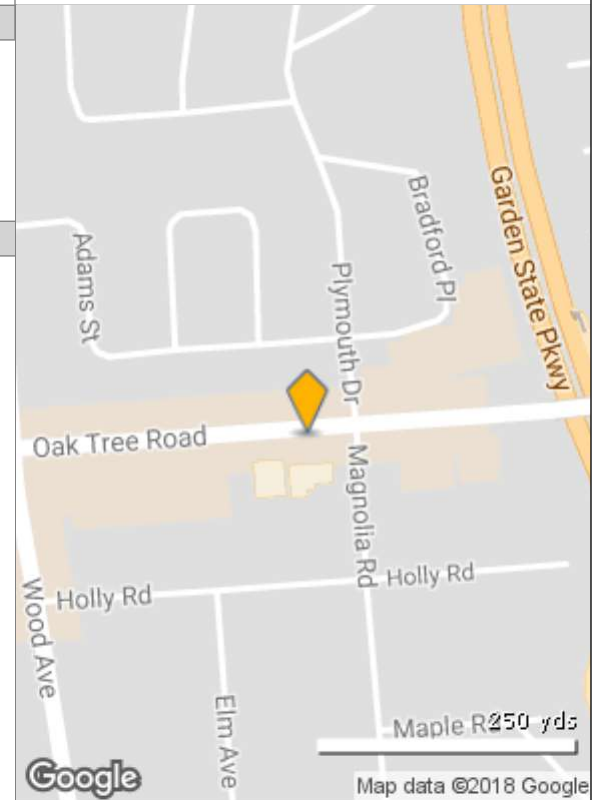
Investment Notes

55x100 ft lot

Curb cuts on Oak Tree
 Great opportunity to own the 4th grocery store corner on Oak Tree Road's business district !

Land Information

| | |
|---|---|
| Zoning: Retail | Proposed Use: Commercial, Retail, Office |
| Density: - | Parcel Size: 0.13 AC Lot Dimensions: - |
| Number Of Lots: - | On-Site Improv: Previously developed lot |
| Improvements: Vacant Parcel | |
| Parcel Number: 25-00440-02-00002 | |
| Topography: Level | |
| Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water | |



6 Smith St @ Route 440 - Vacant Land

Keasbey, NJ 08832 - South Edison Submarket
 Land of 18 AC is for sale at \$3,200,000 (\$177,777.78/AC)



Investment Information

Sale Price: **\$3,200,000**
 Price/AC: **\$177,777.78**

Sale Status: **Active**
 Sale Conditions: **Redevelopment Project**

Days On Market: **243**

Sales Contacts

Blau & Berg Co.
 830 Morris Tpke
 Suite 2nd Floor
 Short Hills, NJ 07078
 (973) 379-6644

Kenneth F. Crimmins
 Chairman & Chief Executive Officer
 (973) 379-6644 ext. 111 (phone)
 (973) 379-1616 (fax)

Investment Notes

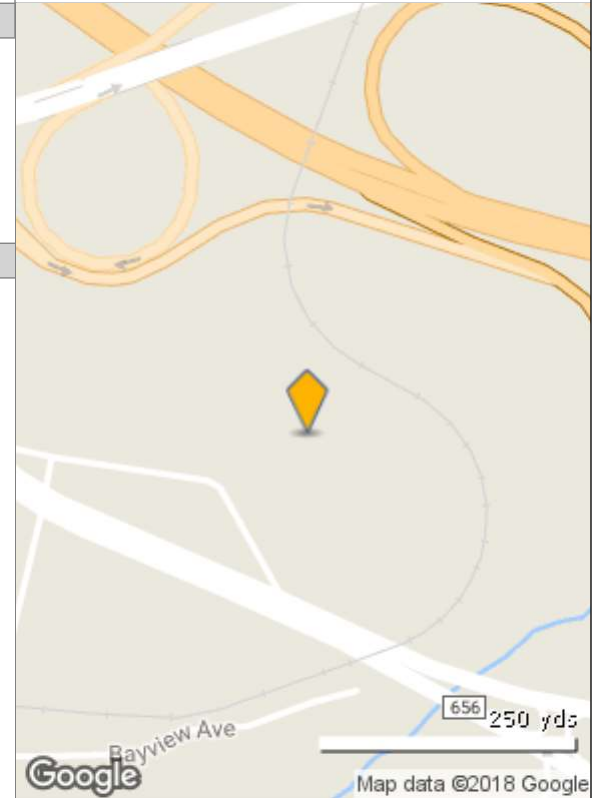
±18 acres with one-bay garage
 Block 47, Lots 1-A-1 and 1-A-2
 Redevelopment zone

Less than 1 mile to Exit 127, Garden State Parkway

Land Information

Zoning: **M-1** Proposed Use: **Industrial**
 Density: - Parcel Size: **18 AC** Lot Dimensions: -
 Number Of Lots: - On-Site Improv: -
 Improvements: -

Name: **Vacant Land**
 Topography: **Level**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**



7 165 New Brunswick Ave

Perth Amboy, NJ 08861 - South Edison Submarket
Land of 0.23 AC is for sale at \$112,500 (\$489,130.43/AC)

Investment Information

Sale Price: **\$112,500**
Price/AC: **\$489,130.43**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **34**

Sales Contacts

Davis Commercial
197 State Route 18
Suite 202
East Brunswick, NJ 08816
(732) 254-1600

Brian Walsh
Broker Associate
(732) 254-1600 ext. 192 (phone)
(732) 659-6110 (fax)

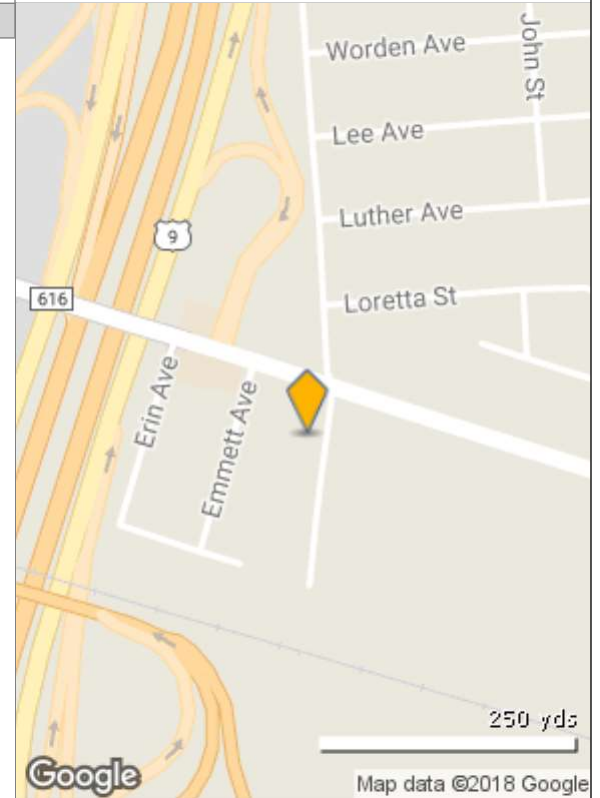


Land Information

Zoning: **B-2**
Density: -
Number Of Lots: -
Improvements: -

Proposed Use: **Retail**
Parcel Size: **0.23 AC**
On-Site Improv: -

Lot Dimensions: -



8 34 Cutters Dock Rd - Redevelopment site

Cutters DockRd/S Fulton St - Redevelopment site
 Cutters DockRd/S Fulton St - Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
 Land of 17.94 AC is for sale at \$12,500,000 (\$696,767.00/AC)

Investment Information

Sale Price: **\$12,500,000**
 Price/AC: **\$696,767.00**

Sale Status: **Under Contract**
 Sale Conditions: -

Days On Market: **988**

Sales Contacts

Blau & Berg Co.
 830 Morris Tpke
 Suite 2nd Floor
 Short Hills, NJ 07078
 (973) 379-6644

Brad Jacobs
 (973) 379-6644 (phone)
 (973) 379-1616 (fax)



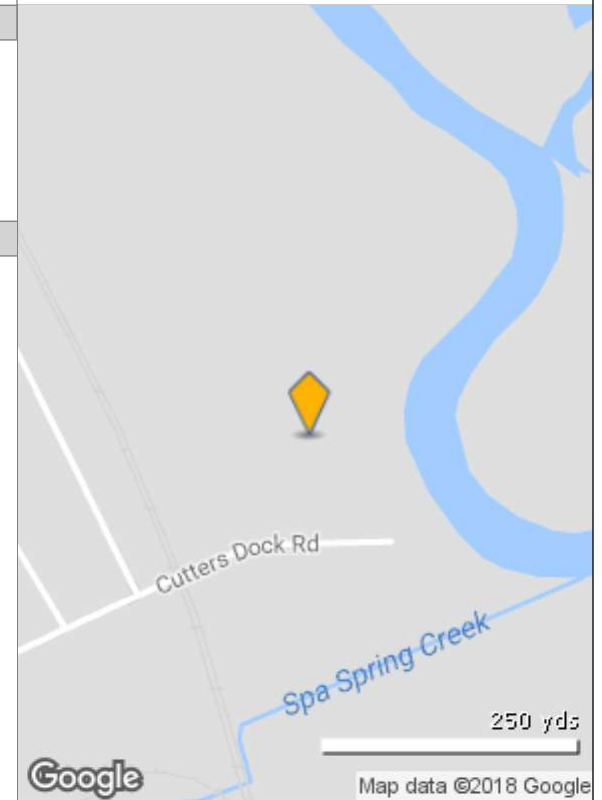
Investment Notes

Property Description: Hold for Development Site
 Land Intended Use: Hold for Development
 Land Structures: Not Available
 Property Use Description: Hold for Development
 Redevelopment opportunity, please see sales brochure

Cutters DockRd/S Fulton St

Land Information

| | |
|---|---|
| Zoning: N/Av, Woodbridge | Proposed Use: Hold for Development |
| Density: - | Parcel Size: 17.94 AC |
| Number Of Lots: - | Lot Dimensions: Irregular |
| Improvements: Raw land | On-Site Improv: Raw land |
| Parcel Number: 25-00531-0000-00002 | |
| Topography: Level | |



9 2 Cutters Dock Rd - ±1.2-Acre Industrial Lease Opportunity

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
 Land of 1.20 AC is for sale at \$1,200,000 (\$1,000,000.00/AC)

Investment Information

Sale Price: **\$1,200,000**
 Price/AC: **\$1,000,000.00**

Sale Status: **Active**
 Sale Conditions: -

Days On Market: **972**

Sales Contacts

Blau & Berg Co.
 830 Morris Tpke
 Suite 2nd Floor
 Short Hills, NJ 07078
 (973) 379-6644

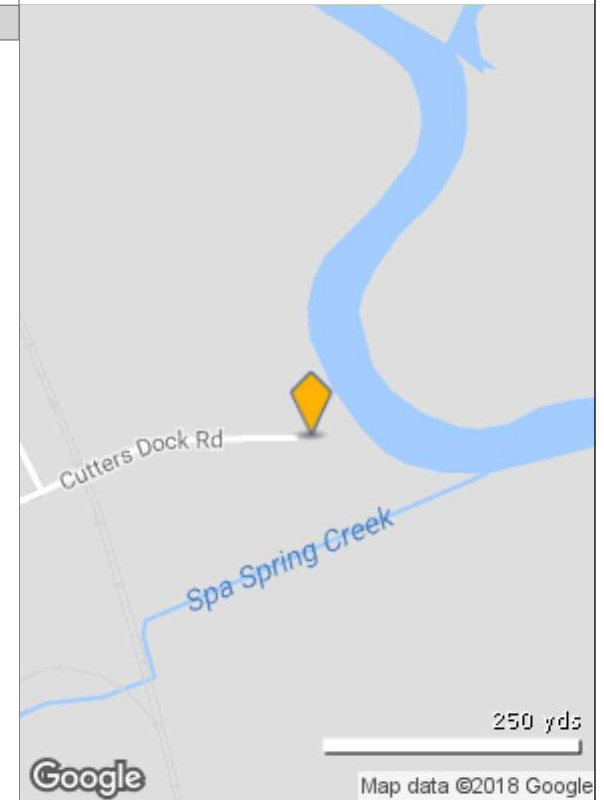
Brad Jacobs
 (973) 379-6644 (phone)
 (973) 379-1616 (fax)



Land Information

Zoning: **PR** Proposed Use: -
 Density: - Parcel Size: **1.20 AC** Lot Dimensions: -
 Number Of Lots: - On-Site Improv: -
 Improvements: -

Parcel Number: **25-00531-0000-00001**



10 35 Cutters Dock Rd - 35 Cutters Dock Rd

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
 Land of 6.50 AC is for sale at \$5,500,000 (\$846,153.85/AC)

| Investment Information | Sales Contacts |
|--|--|
| <p>Sale Price: \$5,500,000 Price/AC: \$846,153.85</p> <p>Sale Status: Active Sale Conditions: -</p> <p>Days On Market: 964</p> | <p>Blau & Berg Co. 830 Morris Tpke Suite 2nd Floor Short Hills, NJ 07078 (973) 379-6644</p> <p>Brad Jacobs (973) 379-6644 (phone) (973) 379-1616 (fax)</p> |

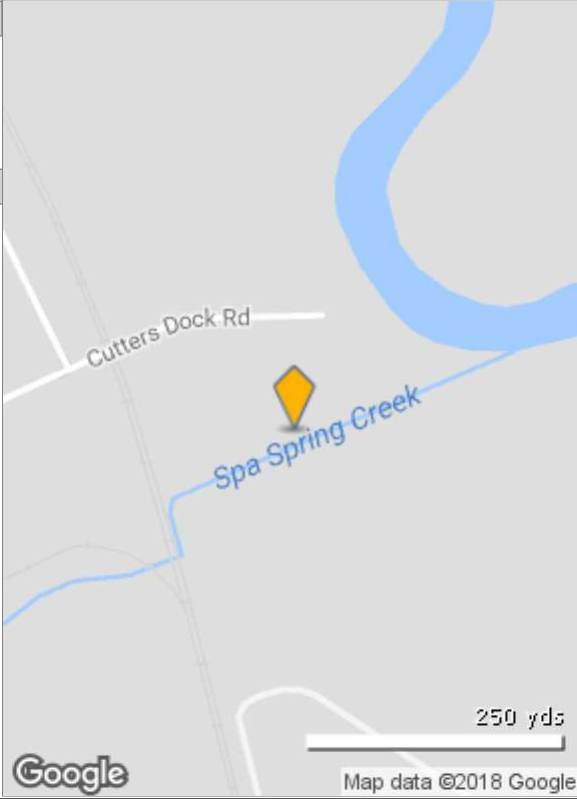


Investment Notes

6.5 Acre property, 69,000 sf Building Prime for rehab with a 5 acres of yard space. Additional acreage can be used for trailer storage, or the building can be expanded.

Land Information

| | | |
|---|-----------------------------|-------------------|
| Zoning: PR | Proposed Use: - | Lot Dimensions: - |
| Density: - | Parcel Size: 6.50 AC | |
| Number Of Lots: - | On-Site Improv: - | |
| Improvements: - | | |
| Parcel Number: 25-00523-0000-00001 | | |



11 73 Green St

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
Land of 0.37 AC is for sale at \$250,000 (\$675,675.68/AC)

Investment Information

Sale Price: **\$250,000**
Price/AC: **\$675,675.68**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **817**

Sales Contacts

Century 21 Oak Tree Road
2077 Oak Tree Rd
Edison, NJ 08820
(732) 549-9000

Frank Zappia
Broker/Principal
(732) 494-2700 (phone)
(732) 549-9006 (fax)



Investment Notes

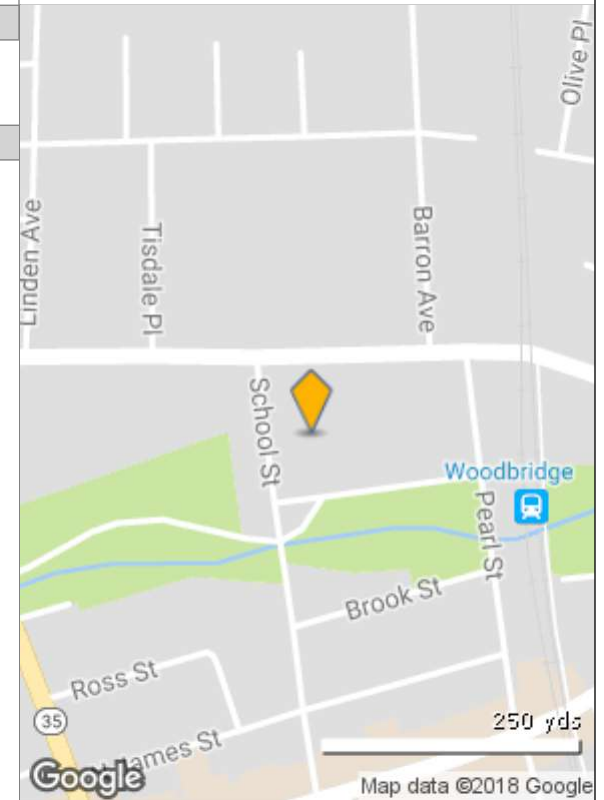
The property is approved for a 3,800 Sqft office building

Land Information

Zoning: **R-6** Proposed Use: **Office**
Density: - Parcel Size: **0.37 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: -
Improvements: -

Parcel Number: **25-00549-0000-00009**

Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**



12 588 Amboy Ave

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
Land of 0.75 AC is for sale at \$899,995 (\$1,199,993.33/AC)

Investment Information

Sale Price: **\$899,995**
Price/AC: **\$1,199,993.33**

Sale Status: **Active**
Sale Conditions: -

Days On Market: **130**

Sales Contacts

JJElek
(732) 634-9100

Zachary Durso
(732) 710-1400 (phone)



Land Information

Zoning: **B1** Proposed Use: **Auto Dealership, Auto Repair, Car Wash**
Density: - Parcel Size: **0.75 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: **Asphalt paved lot**
Improvements: -

Parcel Number: **25-00556-04-00014-02**

Topography: **Level**

Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Street Frontage: **188 feet on Amboy Avenue**

