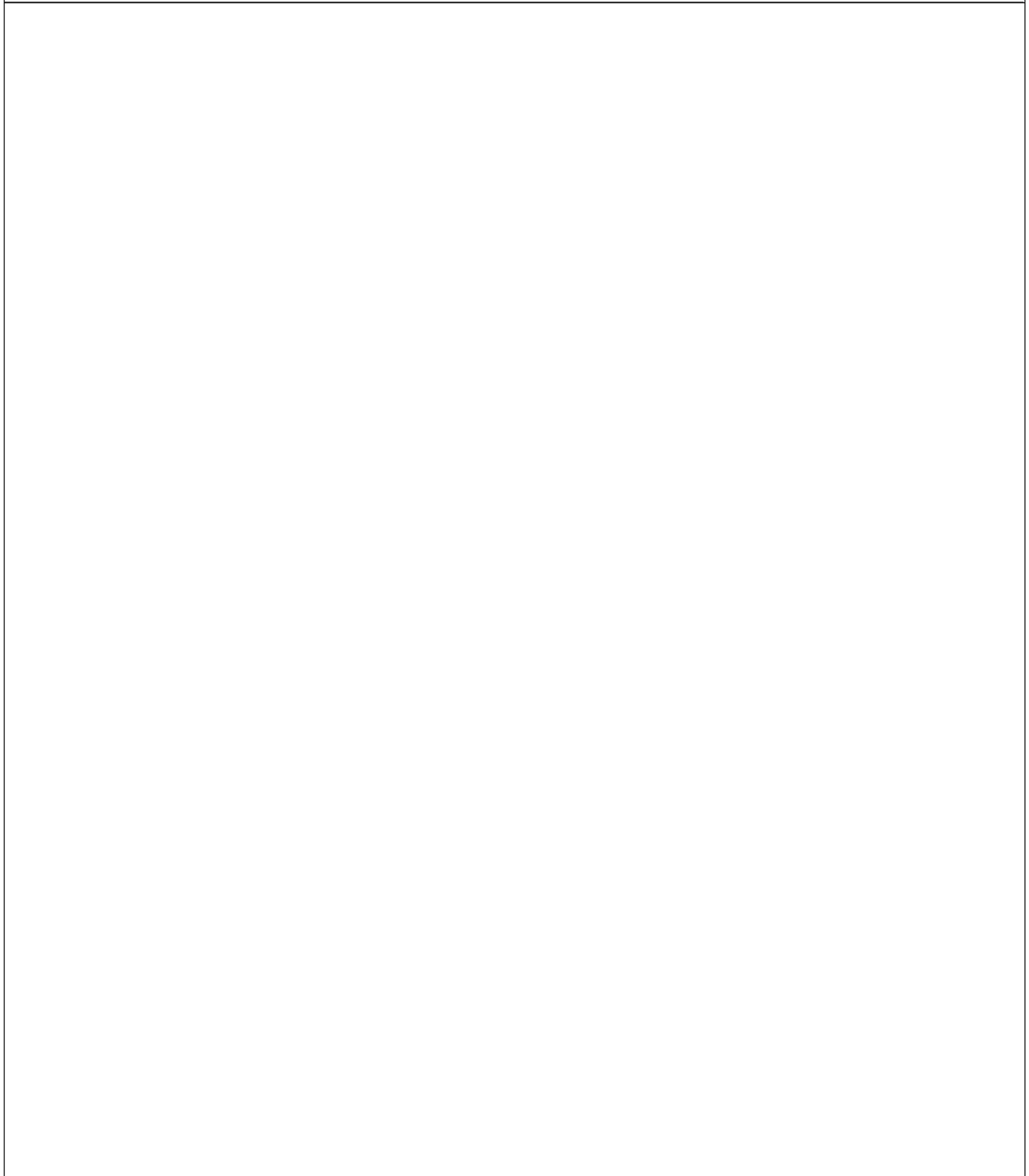


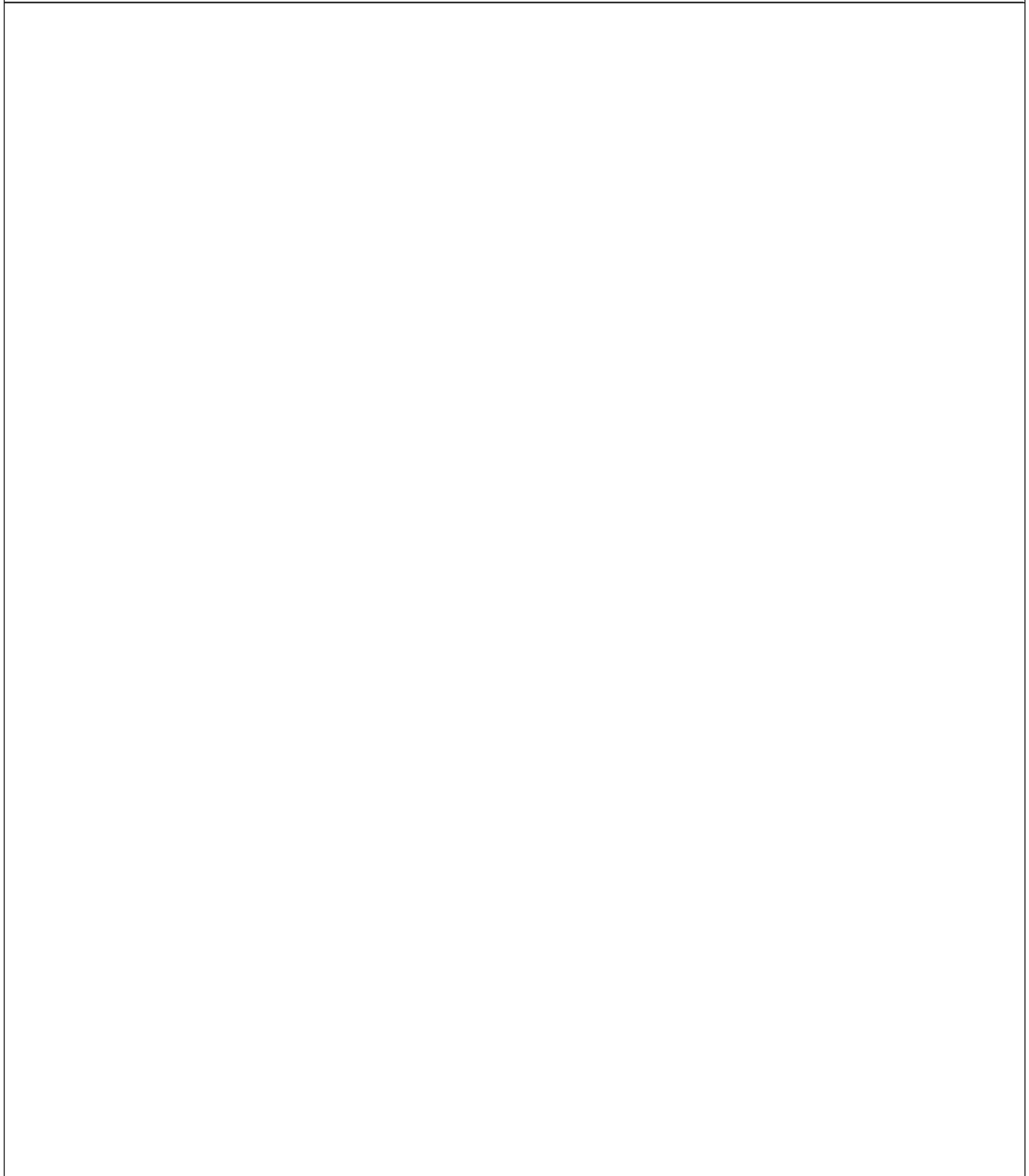
	Address	City	Property Info	Sale Info
1	Avenel St	Avenel	1 AC Land Parcel	Price/AC: \$1,200,000.00
2	906 US Highway 1	Avenel	0.93 AC Land Parcel	Price/AC: -

	Address	City	Property Info	Sale Info
3	429 New Brunswick Ave	Fords	0.11 AC Land Parcel	Price/AC: \$2,430,313.59



	Address	City	Property Info	Sale Info
4-1	1430 Oak Tree Rd	Iselin	4,000 SF Class C Office Building	Sale Price: \$2,600,000; portfolio only
4-2	1436 Oak Tree Rd	Iselin	0.47 AC Land Parcel	Price/AC: \$5,477,143.46
5	1554 Oak Tree Rd	Iselin	0.13 AC Land Parcel	Price/AC: \$4,742,676.17

	Address	City	Property Info	Sale Info
6	Smith St @ Route 440	Keasbey	18 AC Land Parcel	Price/AC: \$177,777.78



	Address	City	Property Info	Sale Info
7	165 New Brunswick Ave	Perth Amboy	0.23 AC Land Parcel	Price/AC: \$489,130.43

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Sort By: City = Woodbridge

	Address	City	Property Info	Sale Info
8	588 Amboy Ave	Woodbridge	0.75 AC Land Parcel	Price/AC: \$1,199,993.33
9	2 Cutters Dock Rd	Woodbridge	1.20 AC Land Parcel	Price/AC: \$1,000,000.00
10	34 Cutters Dock Rd	Woodbridge	17.94 AC Land Parcel	Price/AC: \$696,767.00
11	35 Cutters Dock Rd	Woodbridge	6.50 AC Land Parcel	Price/AC: \$846,153.85
12	73 Green St	Woodbridge	0.37 AC Land Parcel	Price/AC: \$675,675.68

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

Portfolio Information

Sale Price: **\$2,600,000**
Cap Rate: **5.00%**
Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**

Total Size: **4,000 SF**
Total Land Area: **0.47 AC**
Days On Market: **471**

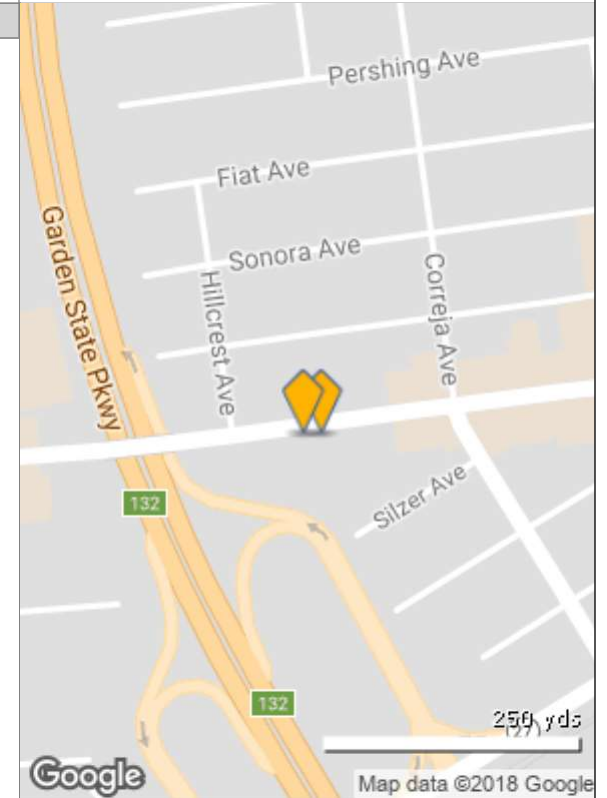
2 Properties in portfolio
Properties cannot be sold individually



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



2 588 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: -

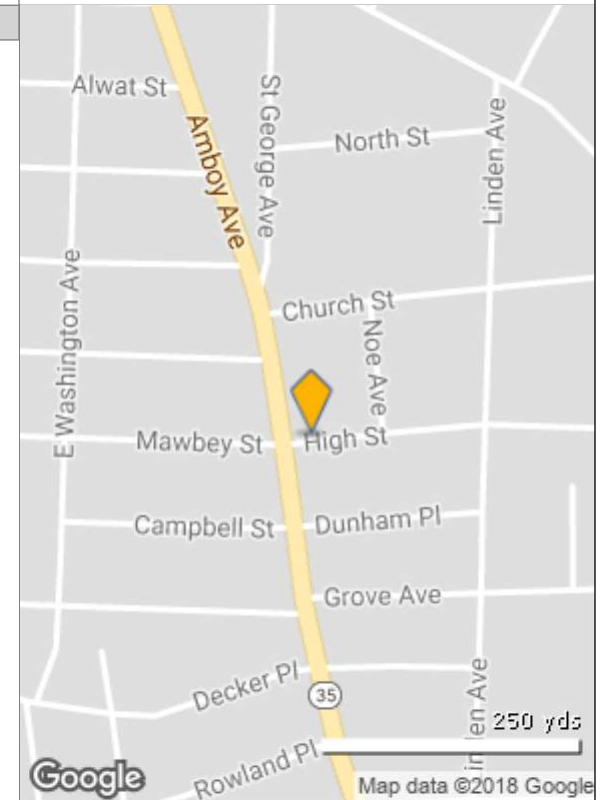
Days On Market: **154**

Land Information

Zoning: **B1**
Density: -
Number Of Lots: -
Improvements: -

Proposed Use: **Auto Dealership, Auto Repair, Car Wash**
Parcel Size: **0.75 AC** Lot Dimensions: -
On-Site Improv: **Asphalt paved lot**

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**



3 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: **197**



Investment Notes

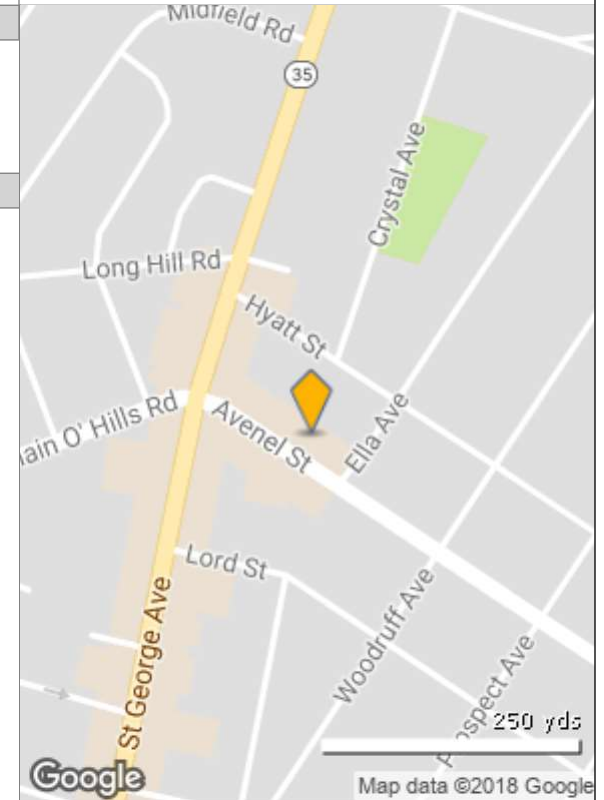
Vacant land 1 acre property B3 zone, highway business many possible uses, retail office, mixed use. For more information Call Listing Broker

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

Land Information

Zoning: B-3	Proposed Use: Commercial	Lot Dimensions: -
Density: -	Parcel Size: 1 AC	
Number Of Lots: -	On-Site Improv: -	
Improvements: -		

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



4 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: **996**



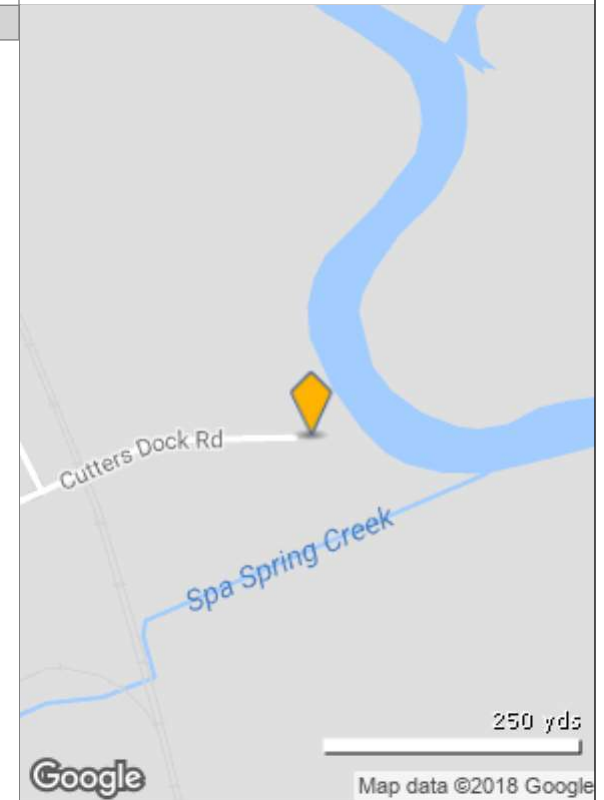
Land Information

Zoning: **PR**
Density: -
Number Of Lots: -
Improvements: -

Proposed Use: -
Parcel Size: **1.20 AC**
On-Site Improv: -

Lot Dimensions: -

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



5 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: **1,012**



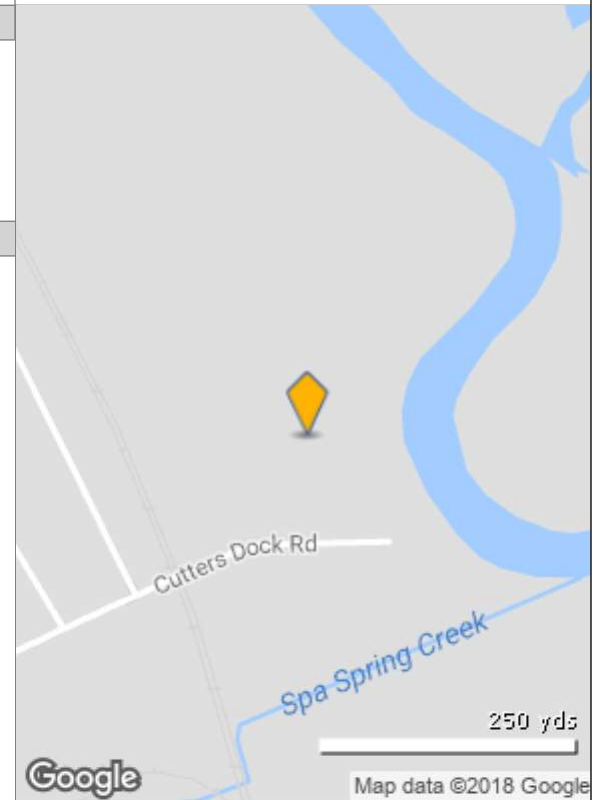
Investment Notes

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	Lot Dimensions: Irregular
Number Of Lots: -	On-Site Improv: Raw land	
Improvements: Raw land		
Parcel Number: 25-00531-0000-00002		
Topography: Level		



6 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

Sale Price: **\$5,500,000**
Price/AC: **\$846,153.85**

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

Days On Market: **988**

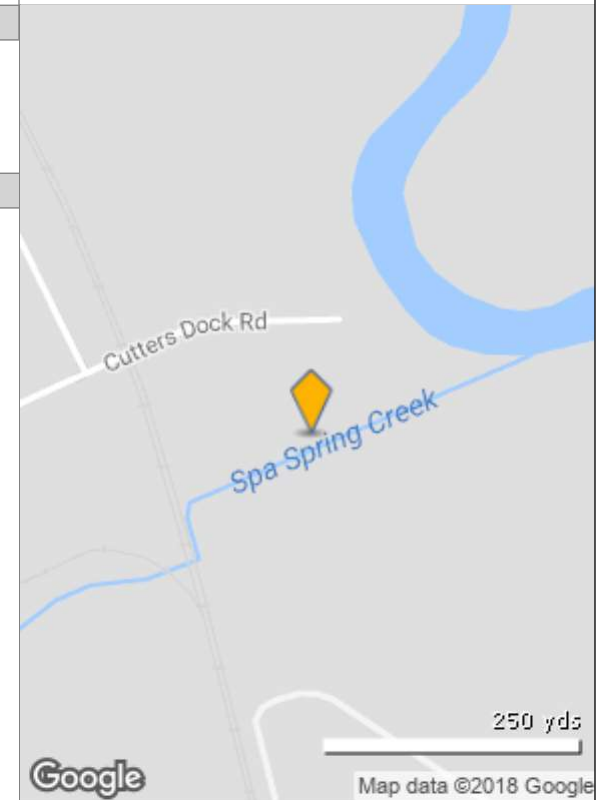


Investment Notes

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		



7 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: **841**



Investment Notes

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

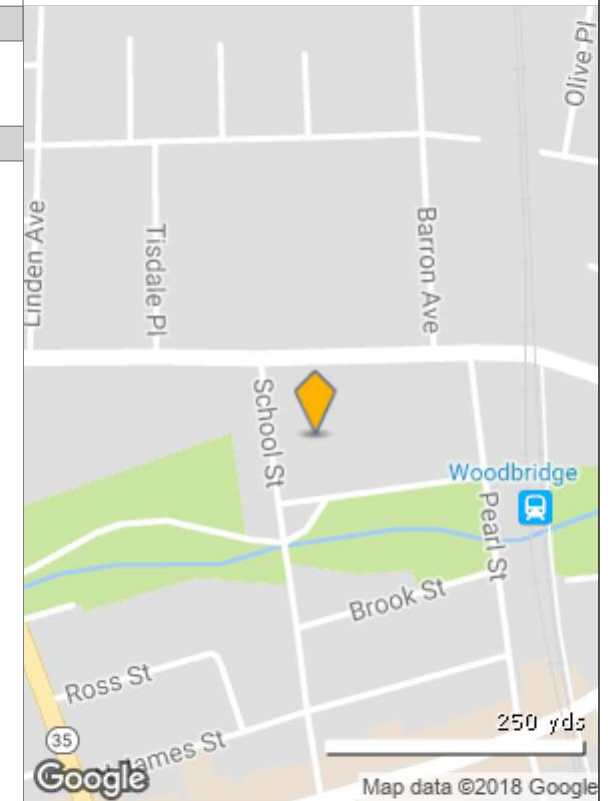
Land Information

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**



8 165 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**

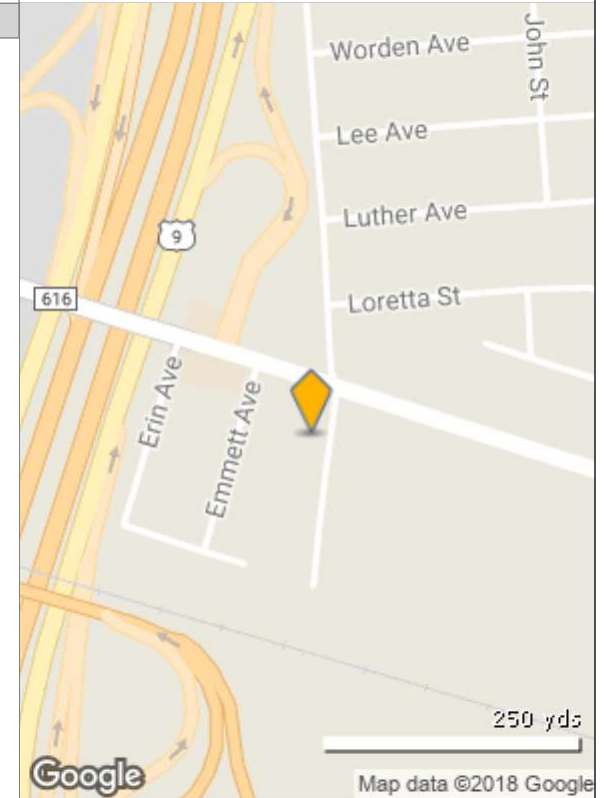
Sale Status: **Active**
Sale Conditions: -

Days On Market: **58**



Land Information

Zoning: B-2	Proposed Use: Retail	Lot Dimensions: -
Density: -	Parcel Size: 0.23 AC	On-Site Improv: -
Number Of Lots: -		
Improvements: -		



9 429 New Brunswick Ave

Fords, NJ 08863 - North Edison/Woodbridge Submarket
Land of 0.11 AC is for sale at \$279,000 (\$2,430,313.59/AC)

Investment Information

Sale Price: **\$279,000**
Price/AC: **\$2,430,313.59**

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

Days On Market: **170**

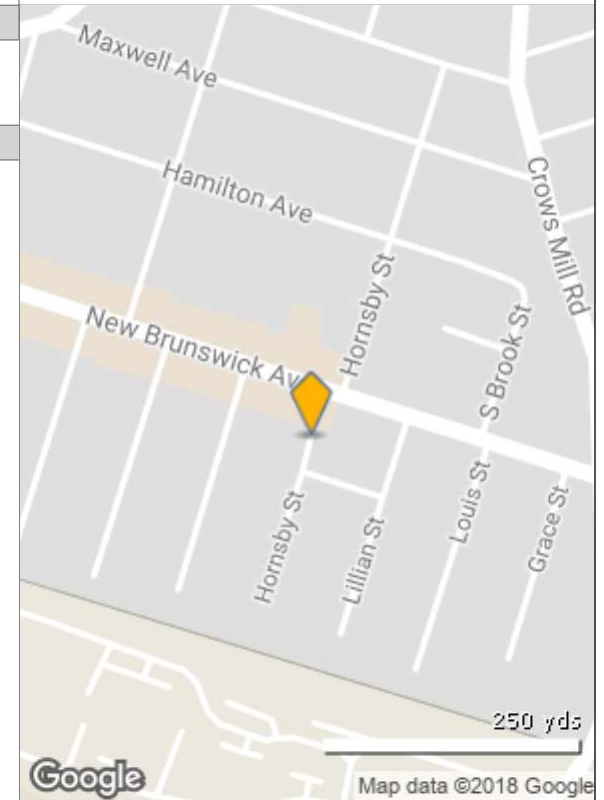


Investment Notes

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: 0.11 AC	
Number Of Lots: -	On-Site Improv: -	
Improvements: -		



10 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: **302**

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 !

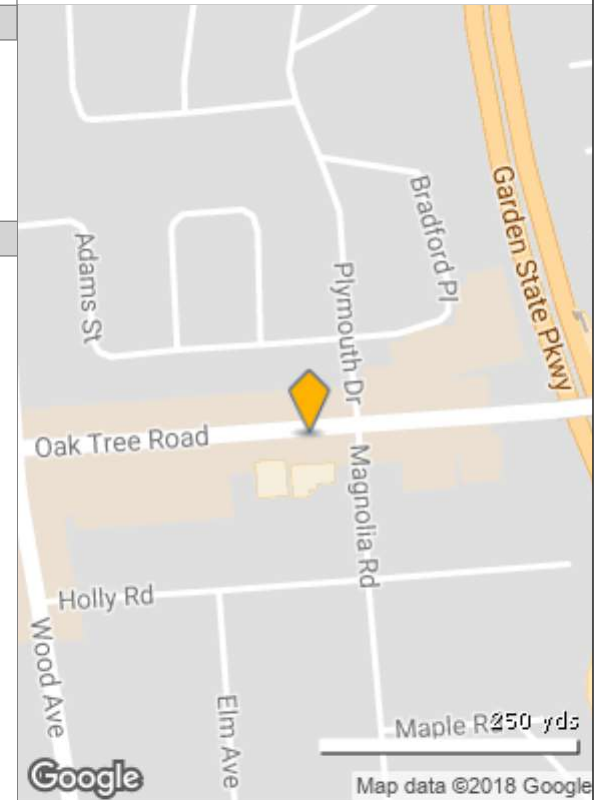
Land Information

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**



11 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: **267**



Investment Notes

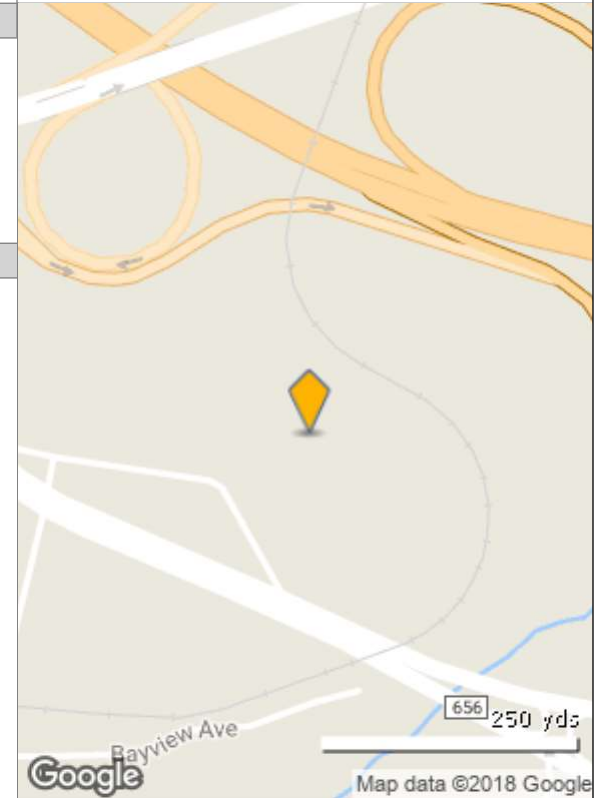
±18 acres with one-bay garage
Block 47, Lots 1-A-1 and 1-A-2
Redevelopment zone

Less than 1 mile to Exit 127, Garden State Parkway

Land Information

Zoning: M-1	Proposed Use: Industrial	Lot Dimensions: -
Density: -	Parcel Size: 18 AC	
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**



12 906 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: **184**



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**

