

| | Address | City | Property Info | Sale Info |
|---|-----------------------|-------|---------------------|--------------------------|
| 1 | 808 King George Rd | Fords | 0.34 AC Land Parcel | Price/AC: \$1,277,293.84 |
| 2 | 429 New Brunswick Ave | Fords | 0.11 AC Land Parcel | Price/AC: \$2,430,313.59 |

| | Address | City | Property Info | Sale Info |
|-----|------------------|--------|----------------------------------|---|
| 3-1 | 1430 Oak Tree Rd | Iselin | 4,000 SF Class C Office Building | Sale Price: \$2,600,000; portfolio only |
| 3-2 | 1436 Oak Tree Rd | Iselin | 0.47 AC Land Parcel | Price/AC: \$5,477,143.46 |
| 4 | 1554 Oak Tree Rd | Iselin | 0.13 AC Land Parcel | Price/AC: \$4,742,676.17 |

| | Address | City | Property Info | Sale Info |
|---|----------------------|---------|-------------------|------------------------|
| 5 | Smith St @ Route 440 | Keasbey | 18 AC Land Parcel | Price/AC: \$177,777.78 |

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| | Address | City | Property Info | Sale Info |
|---|-----------------------|-------------|---------------------|------------------------|
| 6 | 165 New Brunswick Ave | Perth Amboy | 0.23 AC Land Parcel | Price/AC: \$489,130.43 |
| 7 | 570 Smith St | Perth Amboy | 0.33 AC Land Parcel | Price/AC: \$999,091.73 |

Sort By: City = Woodbridge

| | Address | City | Property Info | Sale Info |
|-----------|--------------------|------------|----------------------|--------------------------|
| 8 | 2 Cutters Dock Rd | Woodbridge | 1.13 AC Land Parcel | Price/AC: \$1,061,946.90 |
| 9 | 34 Cutters Dock Rd | Woodbridge | 17.94 AC Land Parcel | Price/AC: \$696,767.00 |
| 10 | 35 Cutters Dock Rd | Woodbridge | 6.50 AC Land Parcel | Price/AC: \$846,153.85 |
| 11 | 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: **621**

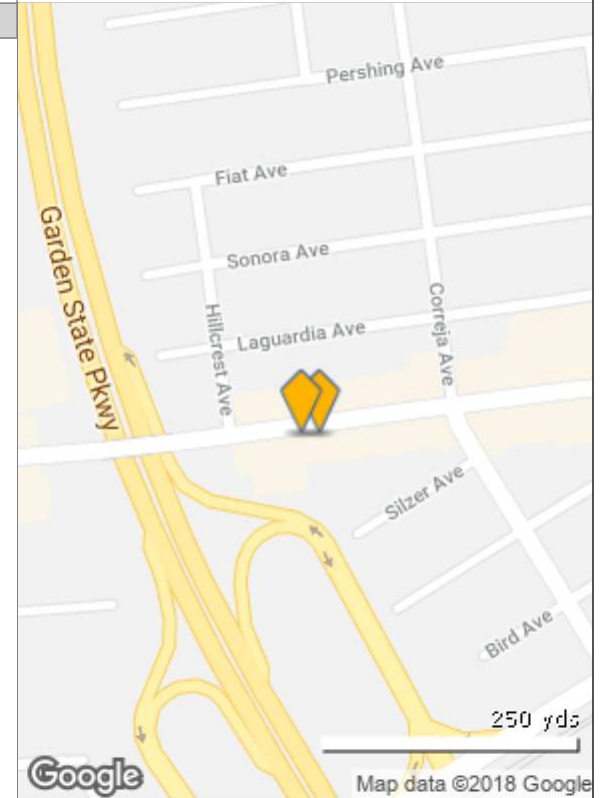
2 Properties in portfolio
Properties cannot be sold individually



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

Woodbridge, NJ 07095 - North Edison/Woodbridge Submarket
Land of 1.13 AC is for sale at \$1,200,000 (\$1,061,946.90/AC)

Investment Information

Sale Price: **\$1,200,000**
Price/AC: **\$1,061,946.90**

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

Days On Market: **1,146**



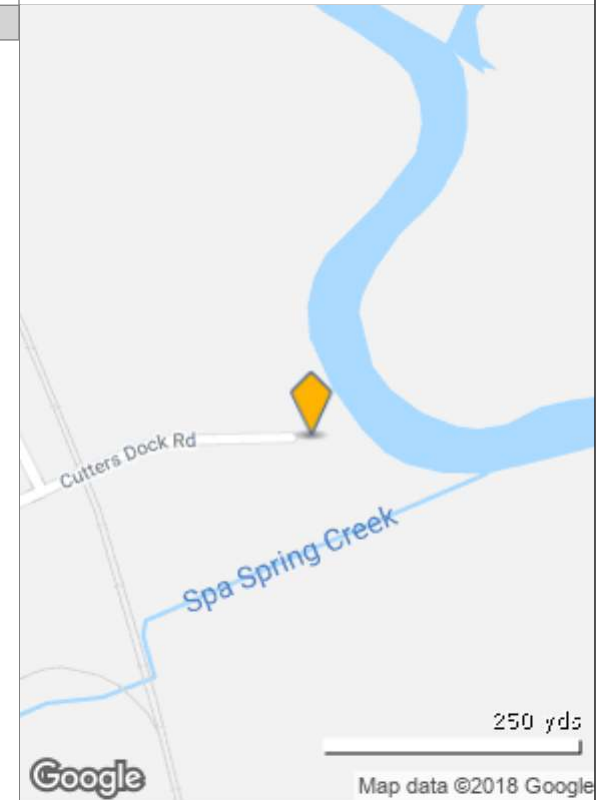
Land Information

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

Proposed Use: -
Parcel Size: **1.13 AC**
On-Site Improv: -

Lot Dimensions: -

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



3 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: **Active**
Sale Conditions: -

Days On Market: **1,162**



Investment Notes

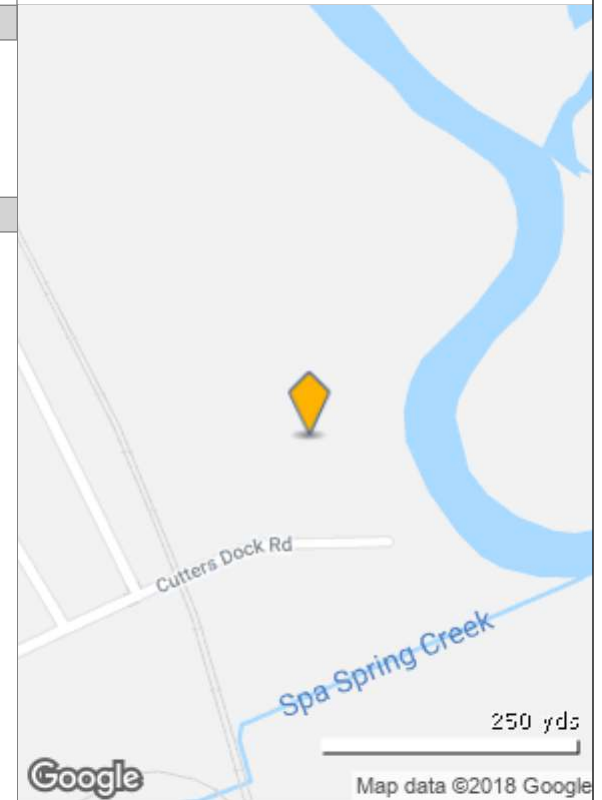
Property Description: Hold for Development Site
Land Intended Use: Hold for Development
Land Structures: Not Available
Property Use Description: Hold for Development
Redevelopment opportunity, please see sales brochure

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**



4 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: **1,138**

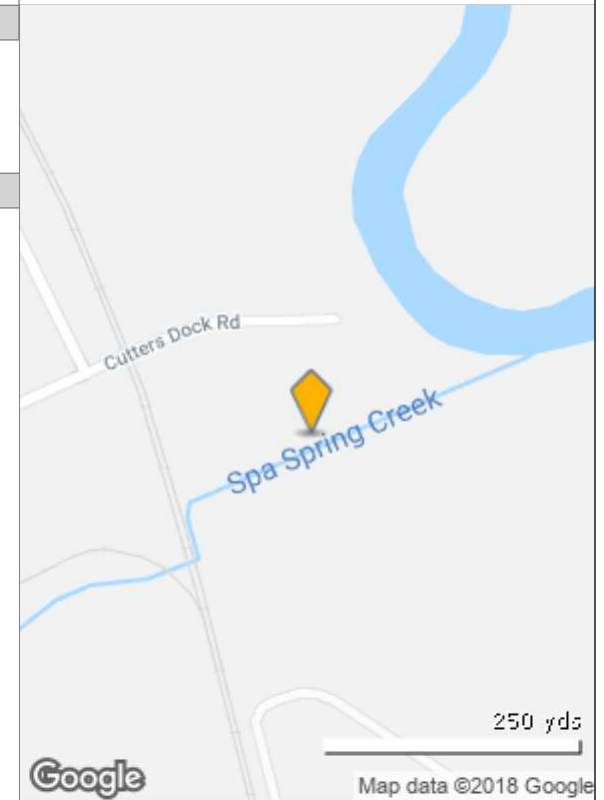


Investment Notes

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 | | |



5 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: **991**



Investment Notes

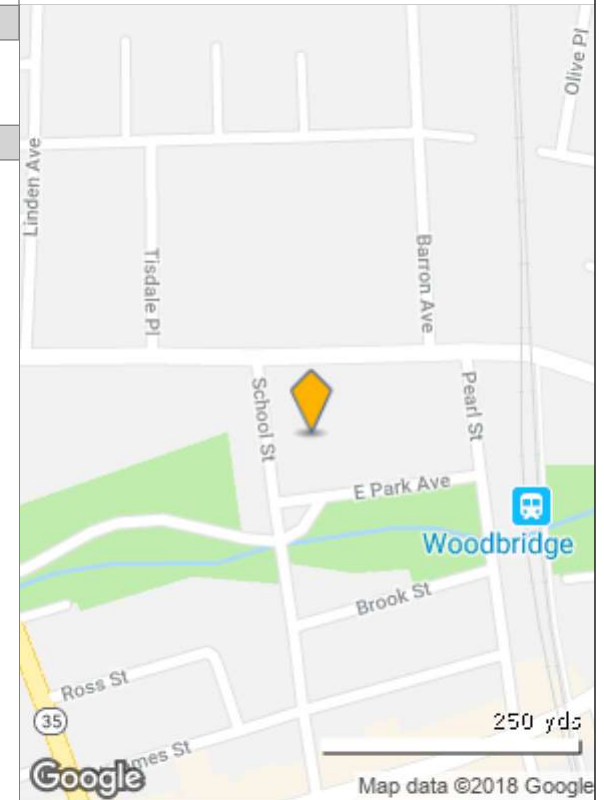
The property is approved for a 3,800 Sqft office building

Land Information

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

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

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



6 808 King George Rd

Fords, NJ 08863 - North Edison/Woodbridge Submarket
Land of 0.34 AC is for sale at \$439,900 (\$1,277,293.84/AC)

Investment Information

Sale Price: **\$439,900**
Price/AC: **\$1,277,293.84**

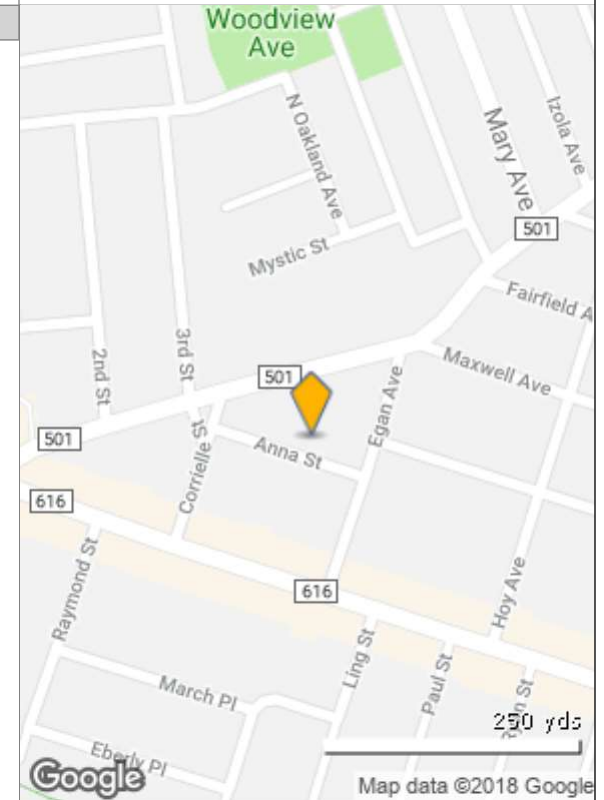
Sale Status: **Active**
Sale Conditions: -

Days On Market: **52**



Land Information

| | | |
|---|-----------------------------|-------------------|
| Zoning: RS | Proposed Use: - | Lot Dimensions: - |
| Density: - | Parcel Size: 0.34 AC | |
| Number Of Lots: - | On-Site Improv: - | |
| Improvements: - | | |
| Off-Site Improv: Curb/Gutter/Sidewalk, Streets | | |
| Street Frontage: 125 feet on King George Rd | | |



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**

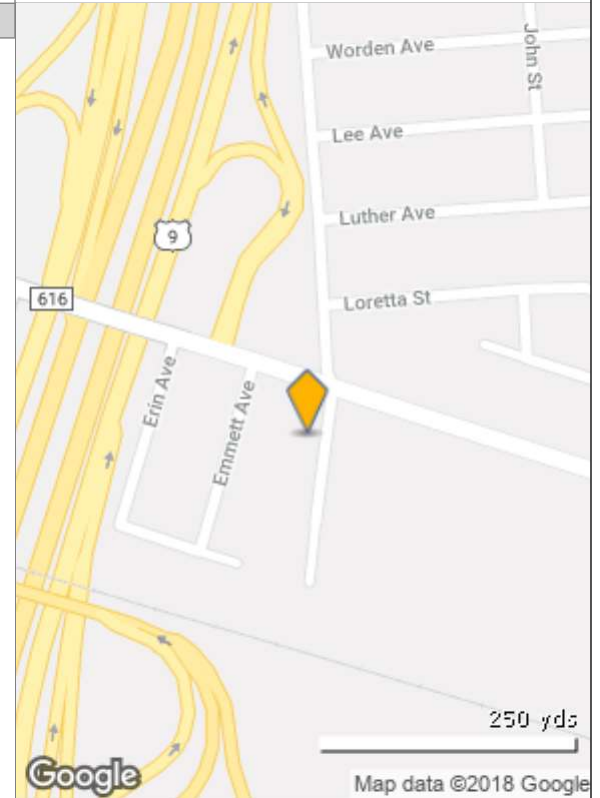
Sale Status: **Active**
Sale Conditions: -

Days On Market: **208**



Land Information

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



8 429 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: **320**

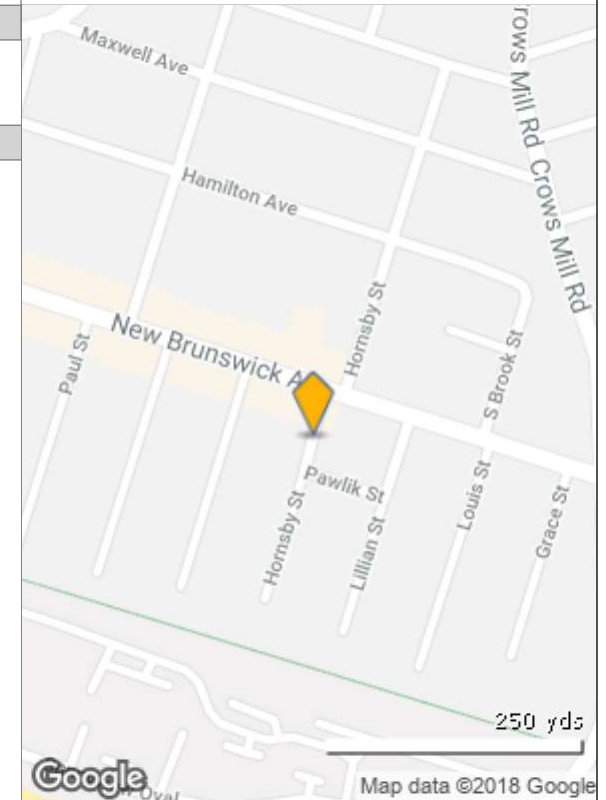


Investment Notes

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

Land Information

| | | |
|----------------------|-----------------------------|-------------------|
| Zoning: NBA-C | Proposed Use: - | Lot Dimensions: - |
| Density: - | Parcel Size: 0.11 AC | |
| Number Of Lots: - | On-Site Improv: - | |
| Improvements: - | | |



9 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: **452**

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 !

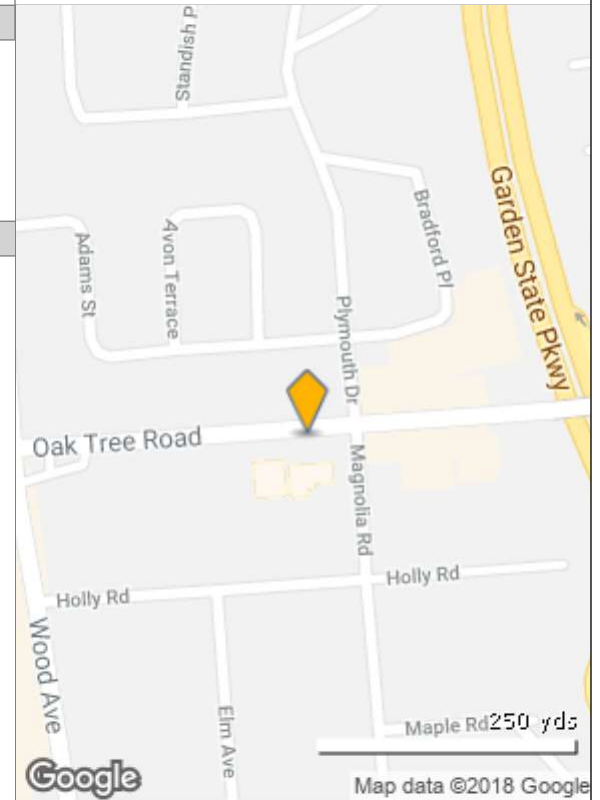
Land Information

| | |
|------------------------------------|---|
| 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**



10 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: **417**



Investment Notes

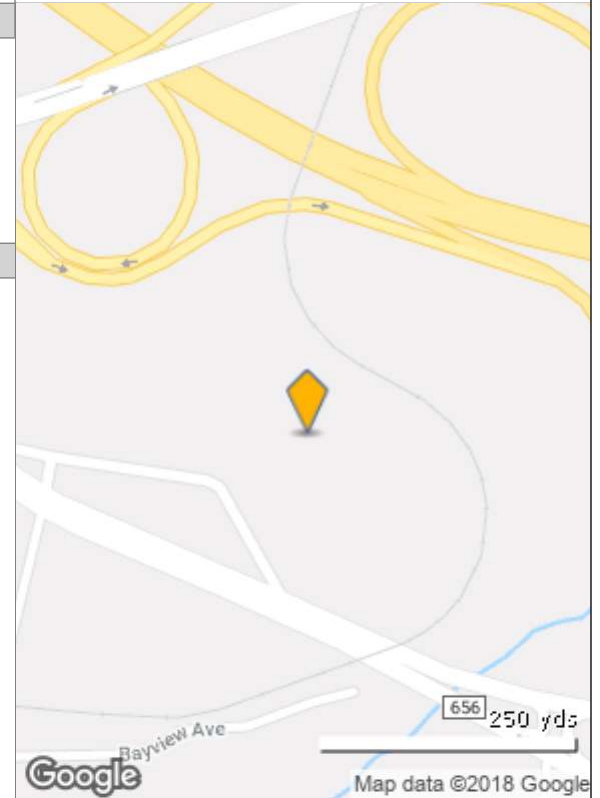
±18 acres with one-bay garage
Block 47, Lots 1-A-1 and 1-A-2
Redevelopment zone

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**



11 570 Smith St

Perth Amboy, NJ 08861 - North Edison/Woodbridge Submarket
Land of 0.33 AC is for sale at \$330,000 (\$999,091.73/AC)

Investment Information

Sale Price: **\$330,000**
Price/AC: **\$999,091.73**

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

Days On Market: **122**



Land Information

| | | |
|-------------------|-----------------------------|-------------------|
| Zoning: - | Proposed Use: - | Lot Dimensions: - |
| Density: - | Parcel Size: 0.33 AC | |
| Number Of Lots: - | On-Site Improv: - | |
| Improvements: - | | |

