

- Industrial
- Commercial
- Office
- Land
- Business

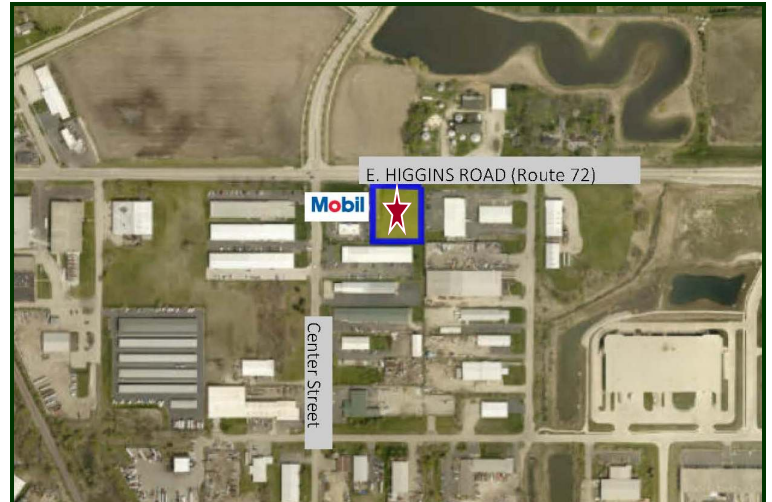
FOR SALE

Vacant Land .93 Acre Route 72 Frontage!

Site located next to Mobil gas station. Water within 300' of the site. Offsite detention with purchase of detention credits estimated to be \$15,000 ±. Potential uses : carwash, strip center or small stand alone building. \$5.50 psf.

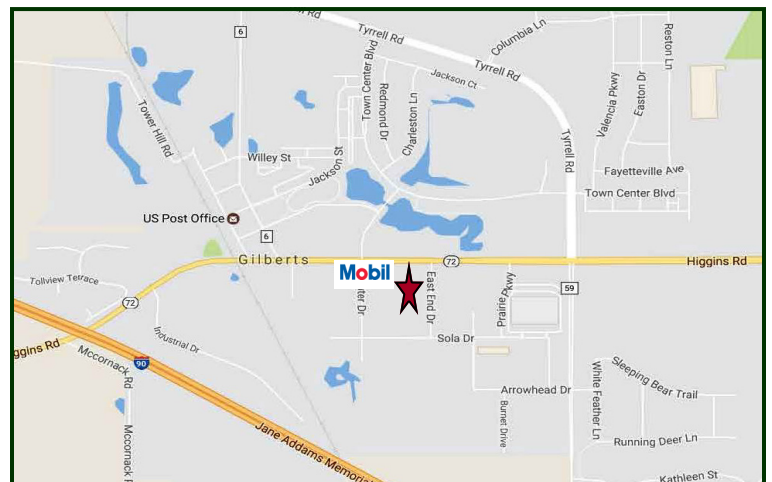
LoopNet: 20168158

MLS: 09497072



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$113,859	\$116,494	\$110,616
Population	2,593	23,489	79,029

TRAFFIC COUNTS: 14,400 VPD



Directions: Route 72 West of Randall Road, just East of Mobil Gas Station.

PIN: 02-24-326-002

February 2, 2017

PROPERTY SPECIFICATIONS	
Description:	Commercial Land
Land Size:	.93 Acre (40,581 SF)
Possession:	Negotiable
Topography:	Flat
Environmental Status:	TBA
Utilities:	To Site / Water Nearby
Sewer/water:	Septic / City
Frontage Dimensions:	188.89 x 214.84
Zoning:	I1
Real Estate Taxes:	\$6,987.00 (2015)
Sale Price:	\$223,196.00 (\$5.50 psf)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.