

# FOR SALE

## 4 Acres Vacant Land

### 59 & 61 Veronica Avenue, Somerset



**EACH LOT IS 2 ACRES.  
They may be purchased  
separately.**

**Zoning:** M2—Permitted uses include office buildings, warehouses, manufacturing, indoor recreational uses, laboratories, childcare center, extended stay hotels.

<b>Location:</b>	59 Veronica Avenue Township of Franklin Somerset, NJ	61 Veronica Avenue Township of Franklin Somerset, NJ
<b>Legal:</b>	Block 88.02; Lot 78	Block 88.02; Lot 79
<b>Frontage:</b>	155'	155'
<b>Average Depth:</b>	562.4'	562.4'
<b>Asking Price:</b>	\$699,000	\$599,000
<b>Taxes:</b>	\$3,845/2008	\$3,902/2008
<b>Approvals:</b>	<b>Fully Approved for 24,144sf warehouse.</b>	No approvals. Environmental work is completed. No wetland issues.



288 Summerhill Road  
East Brunswick, NJ 08816  
O: 732-254-1600  
F: 732-257-5722  
[www.DavisRealtors.Net](http://www.DavisRealtors.Net)

**FOR MORE INFORMATION CONTACT:**

**Robert Kenner**

Broker Salesperson

**O: 732-254-1600 x135**

**C: 732-887-4159**

**[RKenner@DavisRealtors.Net](mailto:RKenner@DavisRealtors.Net)**

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