



FOR SALE

RARE STANDALONE
SITE ON ROUTE 35

2060 STATE ROUTE 35
SOUTH AMBOY, NJ 08879

ROB NIXON
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ASKING PRICE:
\$1,300,000

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PRENDAMANO REAL ESTATE

[PREREAL.COM/NIXON-TEAM](https://prereal.com/nixon-team)

THE OFFERING

PROPERTY ADDRESS	2060 State Route 35
ASKING PRICE	\$1,300,000
LOT SIZE	21,000 SF
BLOCK & LOT	422 / 8.01
ZONING	B-3
MAX FAR	Please consult with your architect
TAX	\$8,431





PROPERTY SUMMARY

Strategically positioned on high-visibility Route 35 in Sayreville with 81 feet of frontage and over 86,000 vehicles passing daily on Bordentown Avenue, this standalone mixed-use commercial and residential property offers an exceptional combination of exposure and accessibility. Despite its prime highway presence, the property features a private, convenient entry point. A rare find along this busy corridor.

Zoned B-3, offering flexible use potential for retail, office, or service-based businesses.

Commuters and customers alike will appreciate the unbeatable location, just minutes from the South Amboy NJ Transit station (4-minute drive), the Garden State Parkway, and within 31 minutes of Newark Liberty International Airport. New York City is easily accessible via rail or road, making this an ideal address for businesses serving the greater metro area.



PROPERTY HIGHLIGHTS

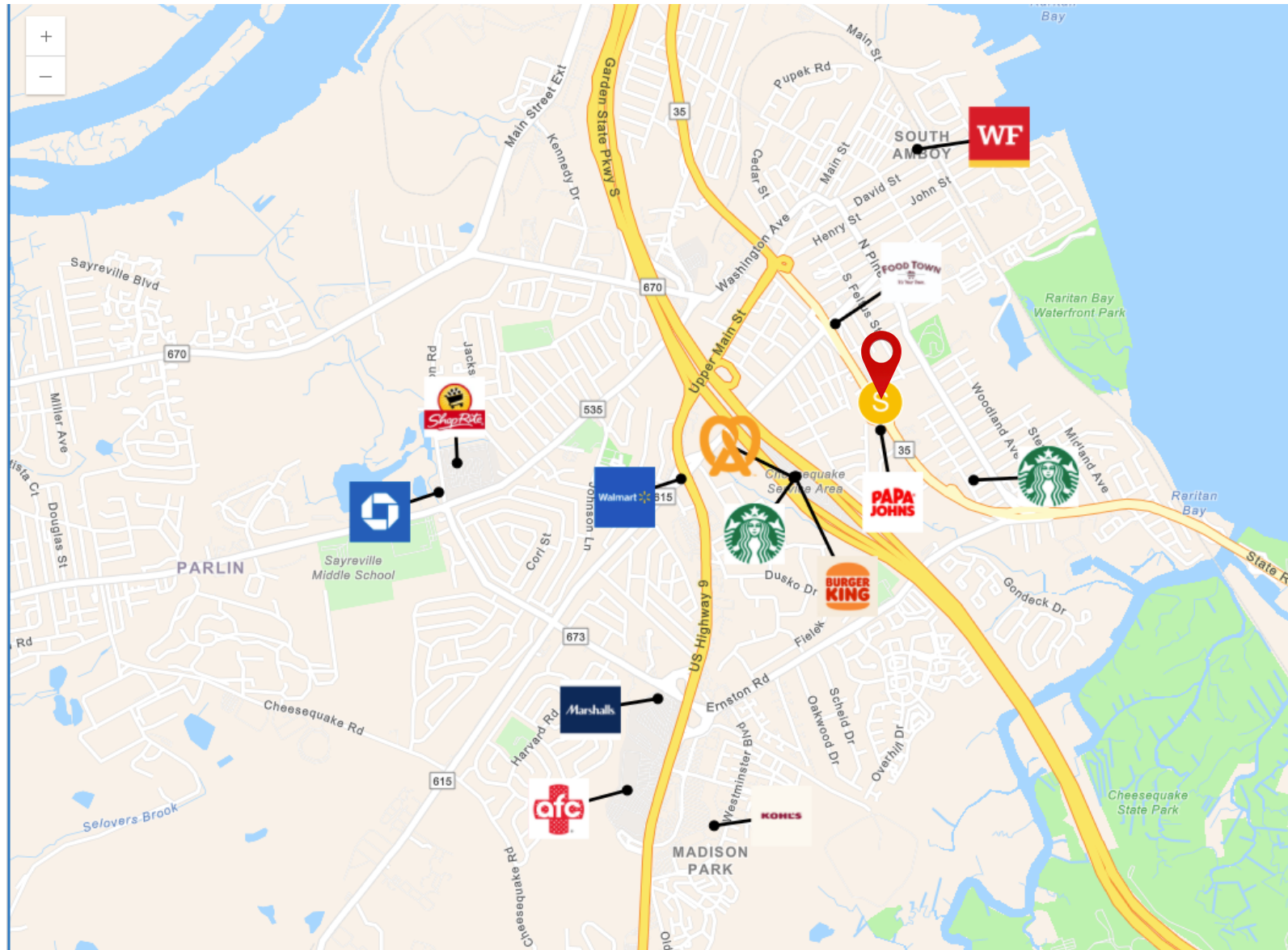
- Prime Route 35 frontage with 81 feet of highway exposure
- Zoned B-3
- Exceptionally car-friendly with direct highway access
- 4-minute drive to South Amboy NJ Transit commuter rail station
- 31 minutes to Newark Liberty International Airport
- Easy NYC commute via rail or Garden State Parkway
- Private entry despite high-traffic highway location
- 86,000+ daily traffic count on Bordentown Ave corridor
- **Plans for a 4,000 SF professional building**
- **Consult with your architect for additional development potential**



LOCATION SUMMARY



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