

# LEGACY

Commercial Realty, LLC

**Approximately 9.3 AC of Vacant Land for Sale**



**614 ROUTE 9 S, LITTLE EGG HARBOR, NJ 08087**  
**OFFERING MEMORANDUM**

**Matt Miller**  
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## PROPERTY SUMMARY:

|                        |   |
|------------------------|---|
| <b>Address:</b>        | <b>614 Route 9 South, Little Egg Harbor, NJ 08087</b> |
| <b>Total Lot Size:</b> | <b>Approximately 9.3 AC of Vacant Land</b>            |
| <b>Zoning:</b>         | <b>GB – General Business</b>                          |
| <b>Asking Price:</b>   | <b>\$1,300,000.00</b>                                 |
| <b>2025 RE Taxes:</b>  | <b>\$14,784.27</b>                                    |

- **Wide range of permitted uses within the General Business (GB) Zoning. Please see ordinance for additional details.**
- **Directly located on heavily traveled US Highway 9, across from the Walmart Supercenter and next to Tractor Supply.**
- **Public Utilities.**

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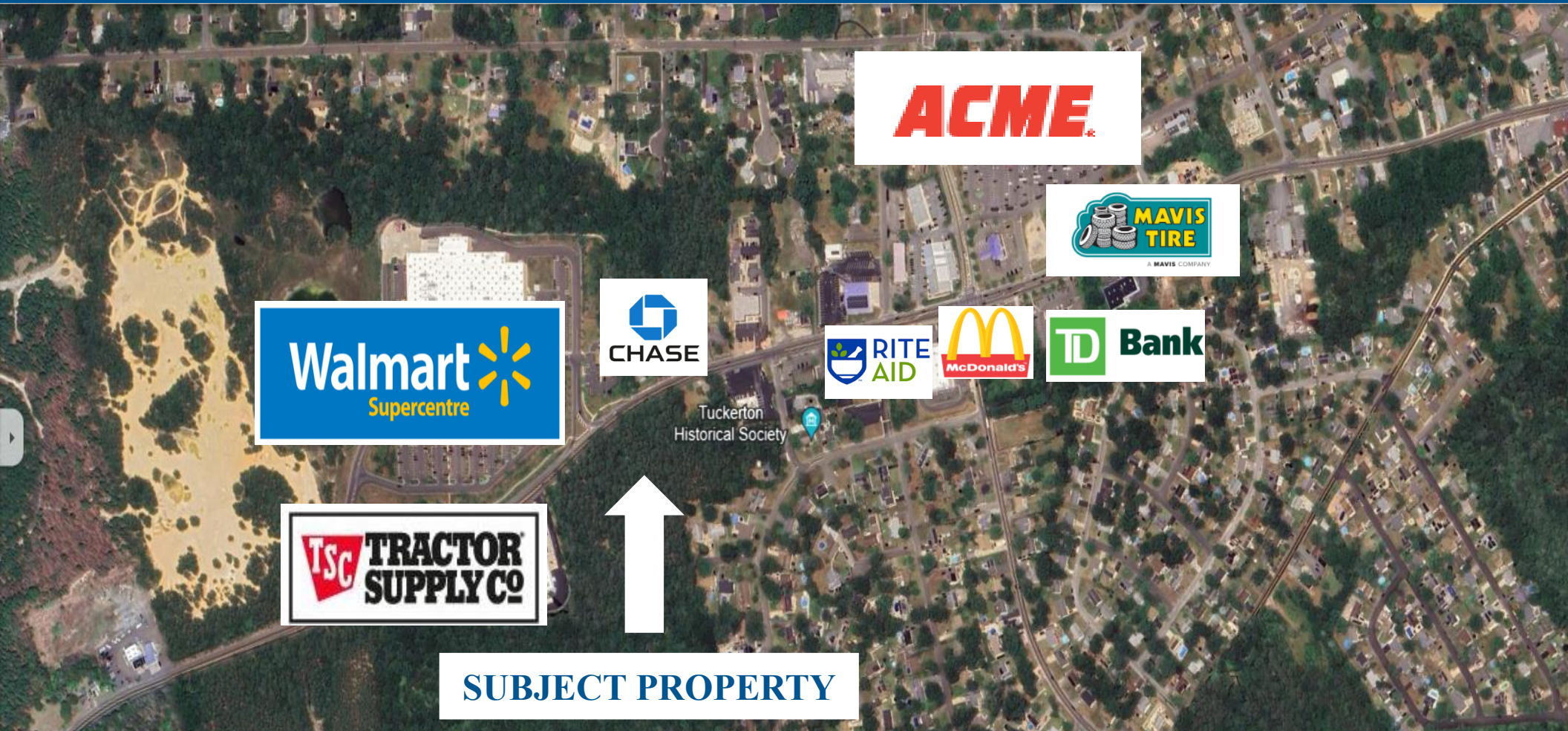
## AERIAL VIEW:



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## LOCATIONAL OVERVIEW:



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