

LEGACY

Commercial Realty, LLC

**LAND FOR SALE – CORNER LIGHTED INTERSECTION OF
ROUTE 33 & WEMROCK RD.**



119 WEMROCK ROAD, FREEHOLD, NJ 07728
OFFERING MEMORANDUM

Matt Miller
VP, Investment Sales – Sales Assoc.
Legacy Commercial Realty, L.L.C.
Cell: 908.770.0686
Matt@legacyrealtynj.com

Seth Katz
Broker of Record / CEO
Legacy Commercial Realty, L.L.C.
Cell: 908.770.7111
Seth@legacyrealtynj.com



PROPERTY SUMMARY:

LAND FOR SALE – CORNER LIGHTED INTERSECTION OF ROUTE 33 & WEMROCK RD.

- **Sale Price: \$650,000.00**
- **+/- 3.17 AC of Vacant Land**
- **No Wetlands**
- **Block: 69.01, Lot: 33**
- **The property has well water on site. No public sewer at the site currently.**
- **2021 Real Estate Taxes: \$3,196.35**

ADDITIONAL PROPERTY DETAILS:

- **Property had previous approvals for a two-building medical development project totaling +/- 15,950 SF. No approvals are still valid. Please discuss further with your engineer regarding potential future uses and requirements for development.**
- **The site has direct access to Route 33 and 1 mile from US Highway 9.**
- **Located 1.8 miles from CentraState Medical Center and 0.8 miles from Freehold Raceway Mall.**
- **Located within the HC (Historical Commercial) Zone. See Zoning Ordinance on listing.**

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AERIAL / LOCATIONAL OVERVIEW:



119 Wemrock Road

33

freehold
RACEWAY MALL

THE HOME DEPOT

9

Walmart

CentraState
Healthcare System
ATLANTIC HEALTH SYSTEM PARTNER

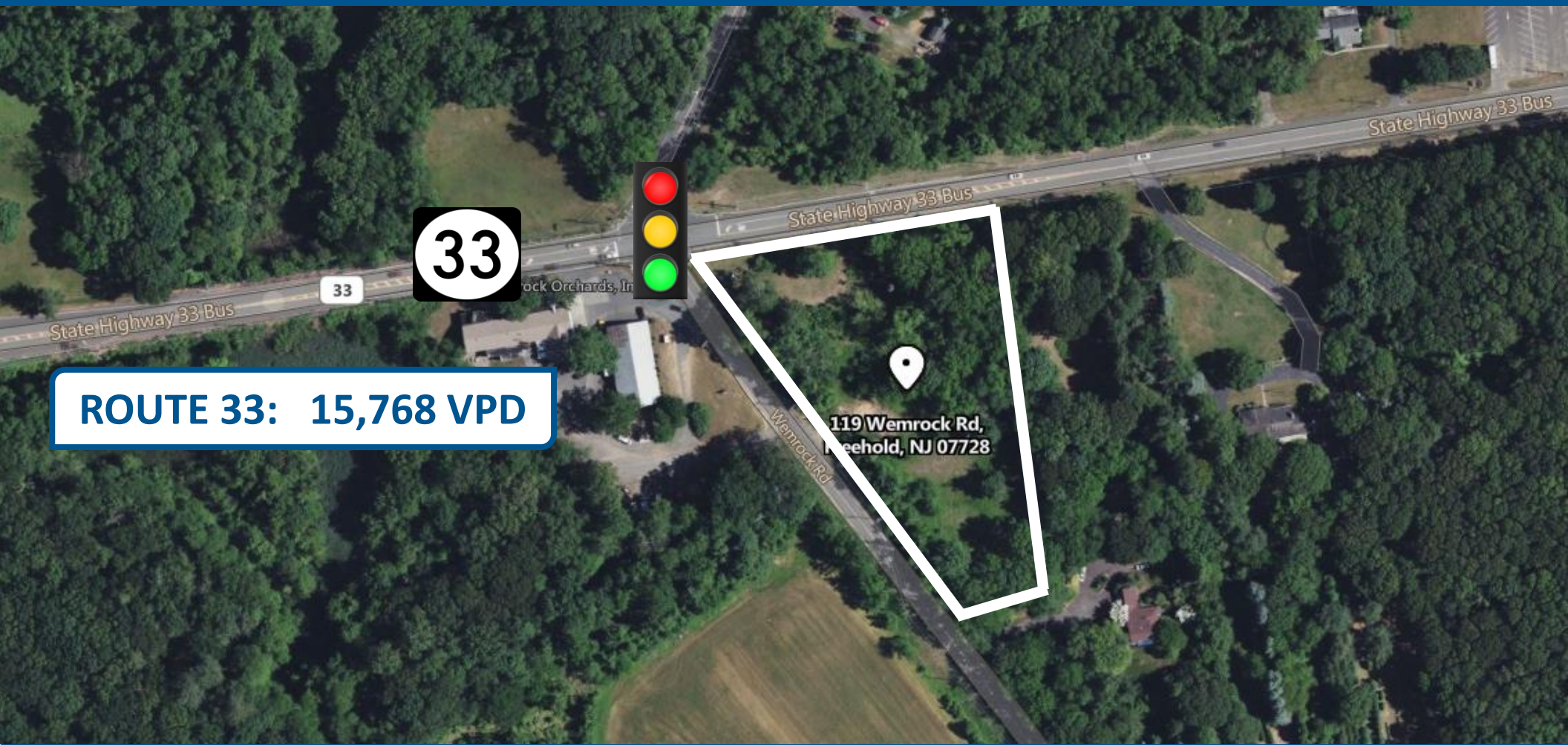
Sam's CLUB

PRINCETON
BRAIN & SPINE
The art and science of care.

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AERIAL:



33

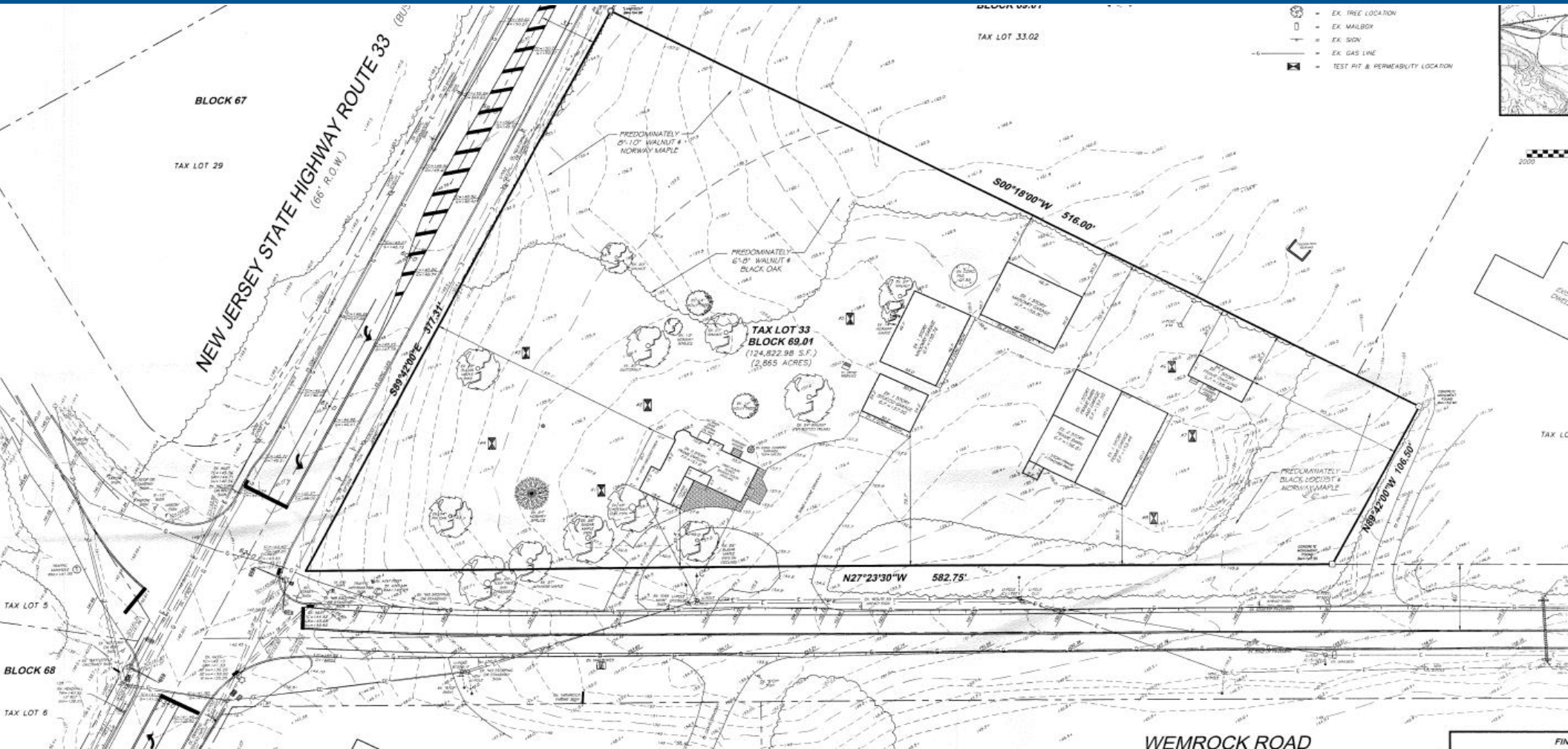
ROUTE 33: 15,768 VPD

119 Wemrock Rd,
Freehold, NJ 07728

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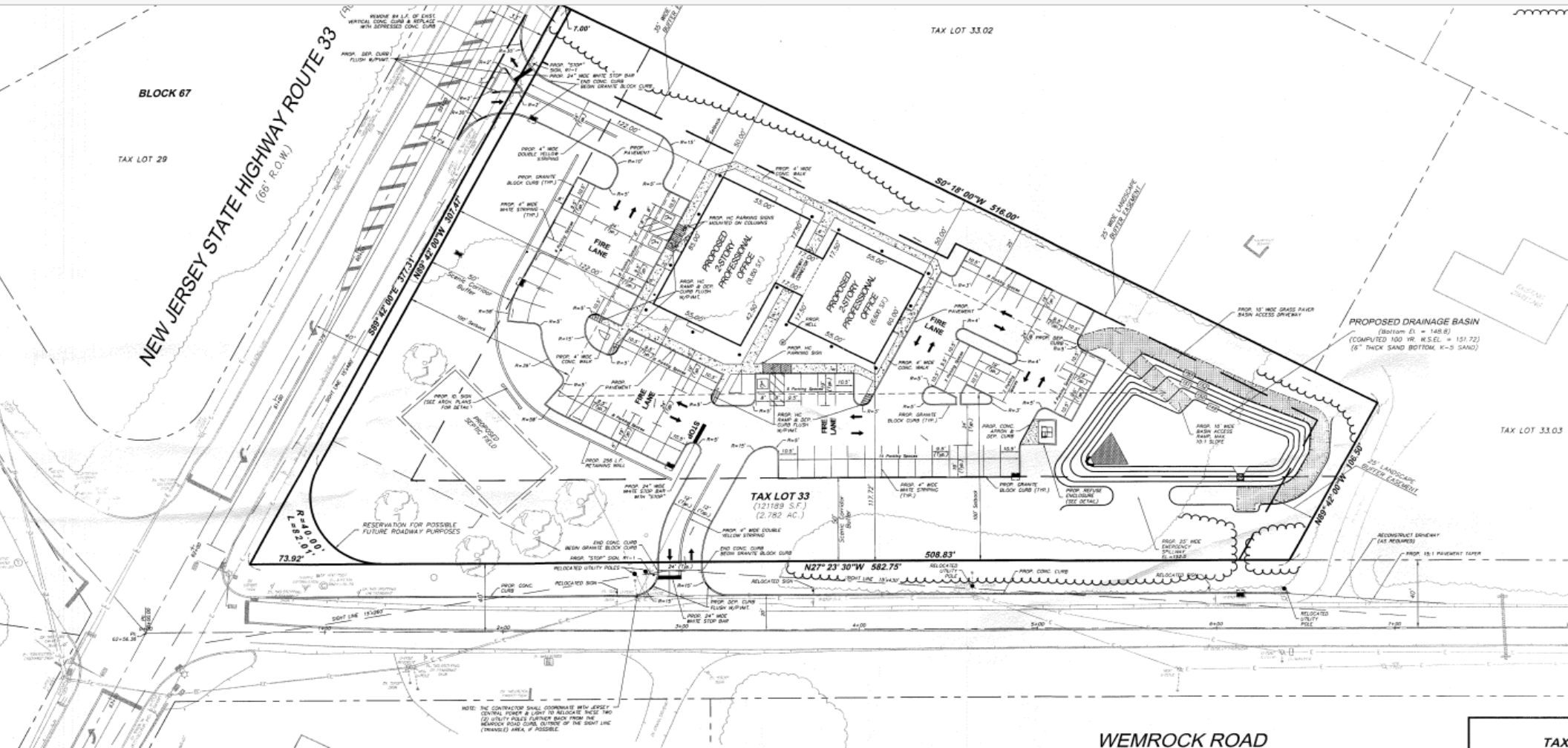
SURVEY:



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PREVIOUSLY APPROVED SITE PLAN:

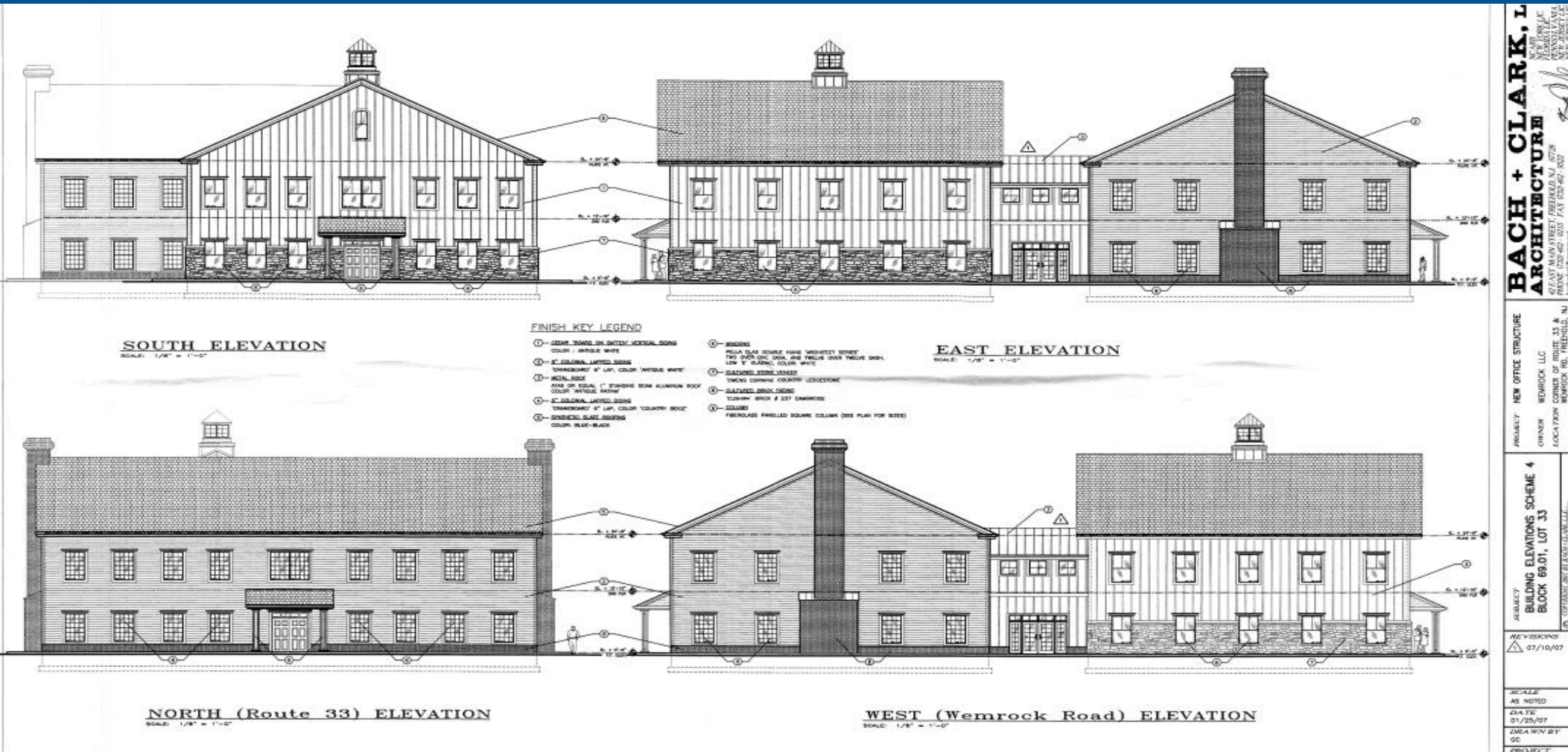


WEMROCK ROAD

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PREVIOUSLY APPROVED ELEVATIONS:



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