

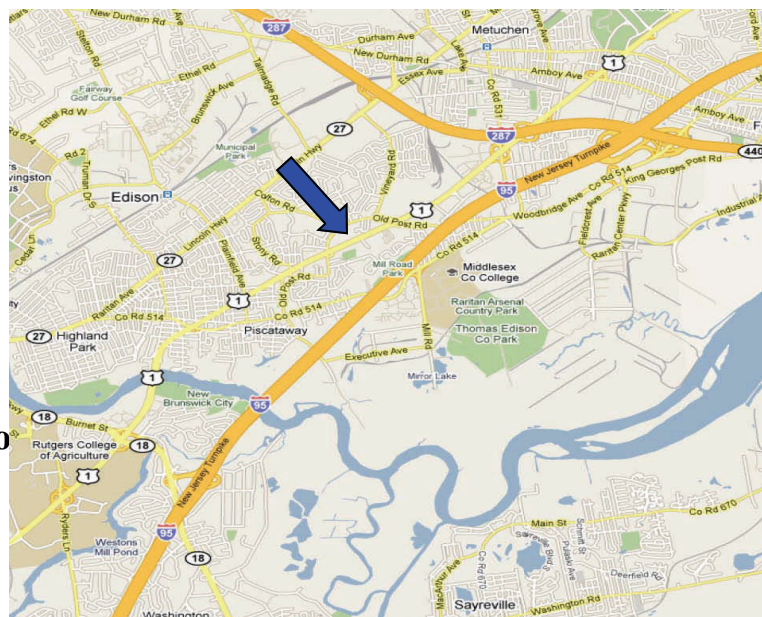
# LAND FOR SALE

## 801 US Hwy 1, Edison, NJ



### PROPERTY FEATURES:

- **Frontage: 523 Feet Along Route 1**
- **Situated on 1.8 Acres**
- **Over 75,000 Vehicles Daily**
- **Zoned GHB**
- **Offering Easy Access To Route 1, 18, GSP, Interstate 440, and the New Jersey Turnpike.**



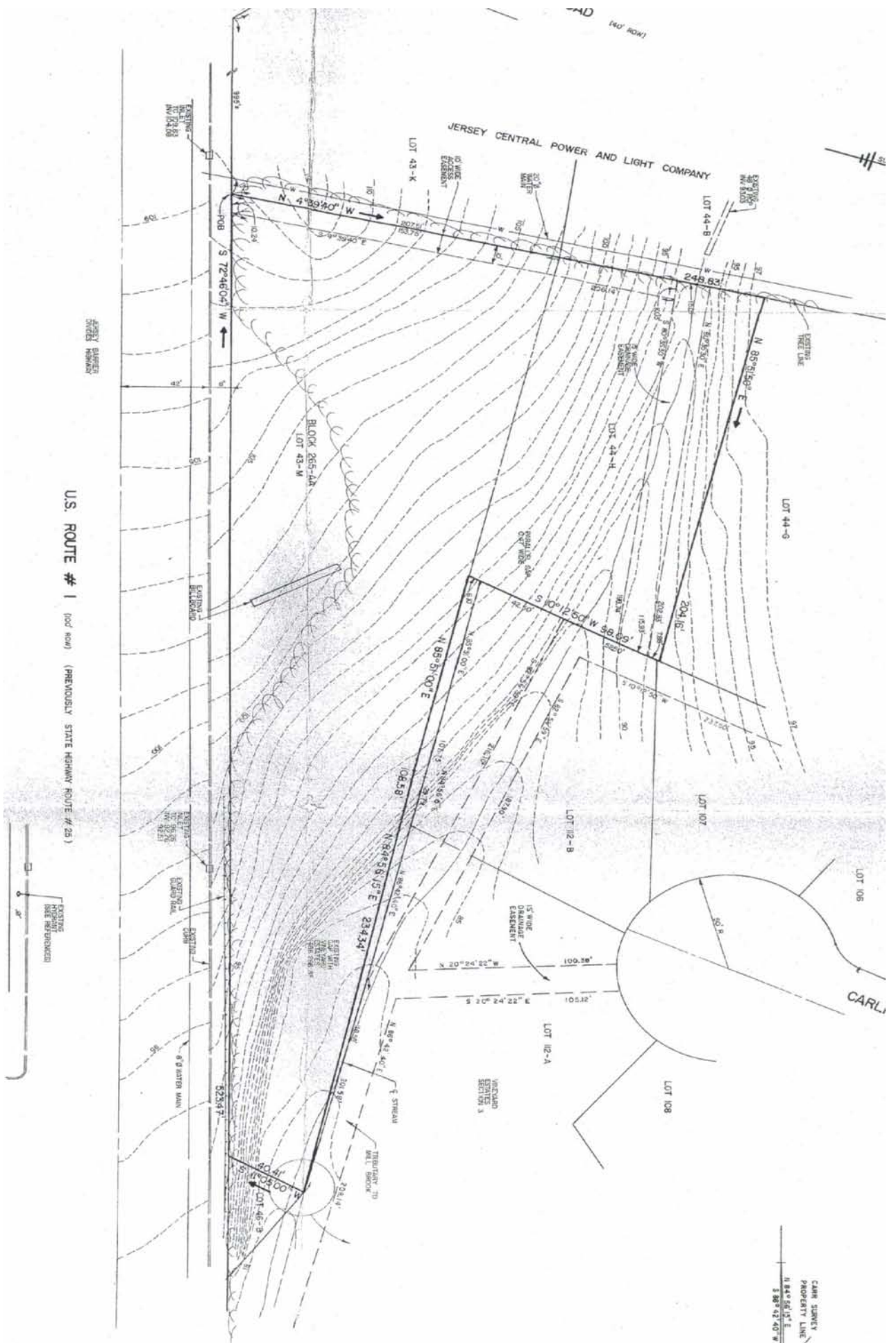
**SALE PRICE: \$995,000**

For Further Information Please Contact Exclusive Broker:

*Lance Bram*  
**COMMERCIAL BROKERAGE**

**732-545-1850 Office**  
**732-545-1840 Fax**  
**www.lancebram.com**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



U.S. ROUTE # 1 (foot scale) (PREVIOUSLY STATE HIGHWAY ROUTE # 25)



CASH SURVEY  
 PROPERTY LINE  
 N 88° 41' 40" E  
 380.42 40 W

