



FOR SALE OR LEASE

**Long Term Ground Lease or Build-to-Suit
20,517 \pm sq. ft. Prime Commercial Retail Site
1042-1058 Salem Road
Southwest Corner of
Salem Road , Vauxhall Road & Alden Terrace
Union, New Jersey**

**As Exclusive Agent, we have been authorized to offer the captioned property
For Sale or Lease**

Location: 1042-1058 Salem Rd. Southwest Corner of Salem Road, Vauxhall Road and Alden Terrace., Union, New Jersey

Size: Land 213' x 96' Irregular
Frontage: 50' on Vauxhall Rd.
150' on Salem Rd.

Zoning: BA District

For Sale: \$1,300,000

Lease: \$105,000 per annum

Real Estate Taxes: \$14,815 (2005)

Comments:

- Suitable for Bank Branch, Fast Food, Specialty Retail, Medical, Professional or Office Development
- Accessible to Garden State Parkway, Route 22 & Morris Ave.
- Drive Thru Capabilities for Retail Use

**For Further Information or to Arrange an Inspection Contact:
Jaime M. Weiss • 201-814-1800 www.jweissrealty.com**

**Jaime M. Weiss Realty Co., Inc.
250 Moonachie Rd.
Moonachie, New Jersey 07074**

One-half of a full commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal will be paid to the cooperating broker who consummates a lease, which is unconditionally executed and delivered by and between lessor and lessee. (Inquire for rates and additional conditions) No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice and to any specific listing conditions imposed by our principals.



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Over 150' of Frontage on Salem Rd., Over 50' of Frontage on Vauxhall Rd.



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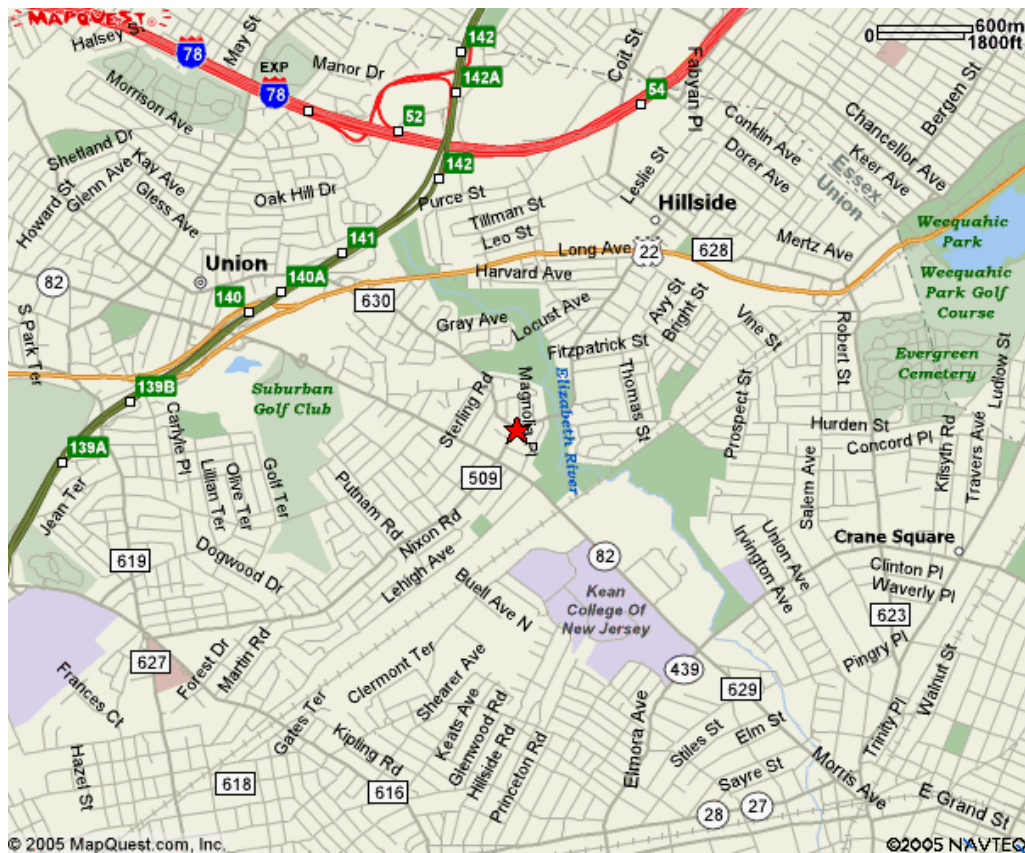
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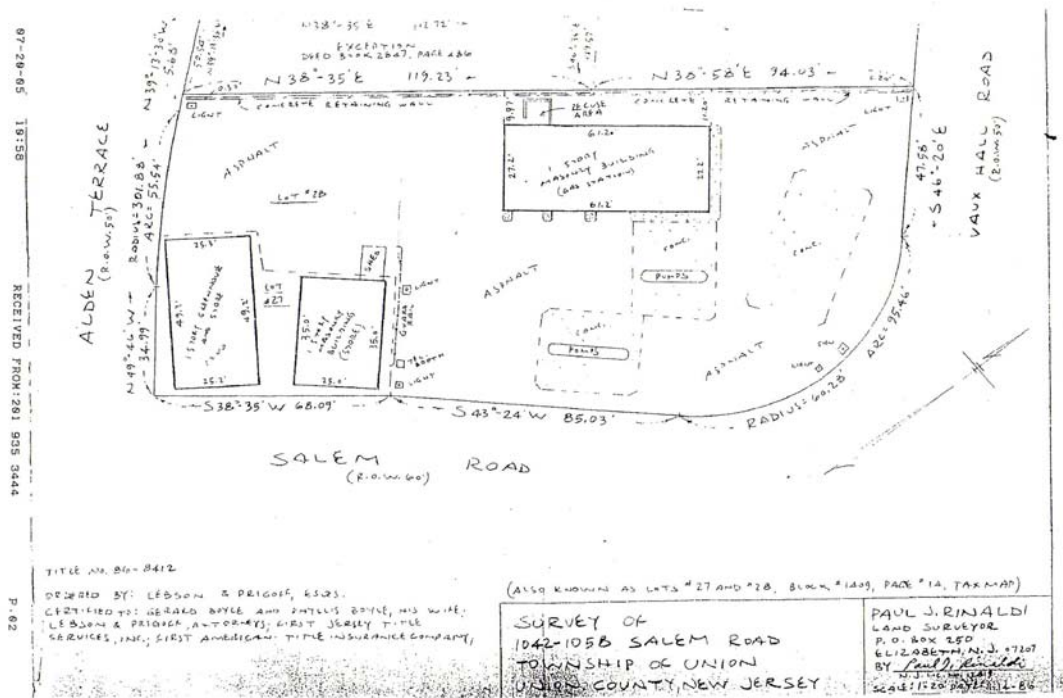
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