

Potential Sub-Division



\$ 699,000



385 Park Avenue, Freehold, NJ 07728

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 22409932
- » Land | 1,780 ft² | Lot: 46,801 ft² (1.07 acres)
- » Existing Ranch Home is on Four Lots
- » Various Possibilities to Create 3 Conforming Lots (or apply for variance)
- » More Info: 385ParkAve.com



The Brian Church Group
732-449-0671 Direct

(732) 272-4072 (Cell)
(888) 422-0218 (Fax)
(732) 449-3200 (Office)
bcgsold@gmail.com
<http://www.brianchurchgroup.com>

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FOX & ROACH,
REALTORS®

Berkshire Hathaway HomeServices Fox & Roach
1101 3rd Ave
Spring Lake, NJ 07762
(732) 449-0671

Development Opportunity near downtown and convenient to everything. Freehold has confirmed that this property contains 4 lots (Block 103/Lots 17, 28, 28, 29 and 16.01). This is not in a flood zone. R-5 Zone allows 50-foot width, 6000sf lot size, 40% total lot coverage. One plan might be to create three 65 x 240 lots on Park Ave. Another would be to use lots as they exist and create an entry to the rear lot by using the middle (Lot 29). (or maybe apply for variance to have three 50 foot and one 45-foot lots--all with frontage on Park Avenue). Consider the possibilities., check the attached documents, and bring your checkbook. Buyer to remove current structure, which is a single level Ranch with basement.

Buyers should confirm all information through their own due diligence.

