



MEDICAL/OFFICE DEVELOPMENT LAND

FOR SALE / MOTIVATED SELLER - SALE PRICE LOWERED TO \$2,999,000

## ±21.5 ACRES MEDICAL/OFFICE LAND ALONG ROUTE 195 (ROUTE 138)

2905 Hurley Pond Road, Wall, NJ 07719

*For More Information, Contact the Exclusive Brokers*

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## PROPERTY DESCRIPTION

±21.5 Acres Medical/Office Park Development

## LOCATION DESCRIPTION

Minutes from Garden State Parkway Exit 98, and Route 18  
Under 4 Miles from Jersey Shore Medical Center

## OFFERING SUMMARY

Sale Price:	\$2,999,000
Lot Size:	21.5 Acres

## PROPERTY HIGHLIGHTS

- Property is located within the desirable Office Park 2 (OP-2) Zone
- Curb cuts are directly on 195 (Route 138)
- 1,200 Feet Frontage Along Route 138

## OFFICE PARK 2 ZONE INCLUDES:

Office / Medical / Financial / Research, Sports Recreation, Hotels\*, Adult/Child Day Care, Health Clubs, Restaurants, Schools, Contractor Space\*  
Flex / Industrial Use Possible

\*Conditional Use

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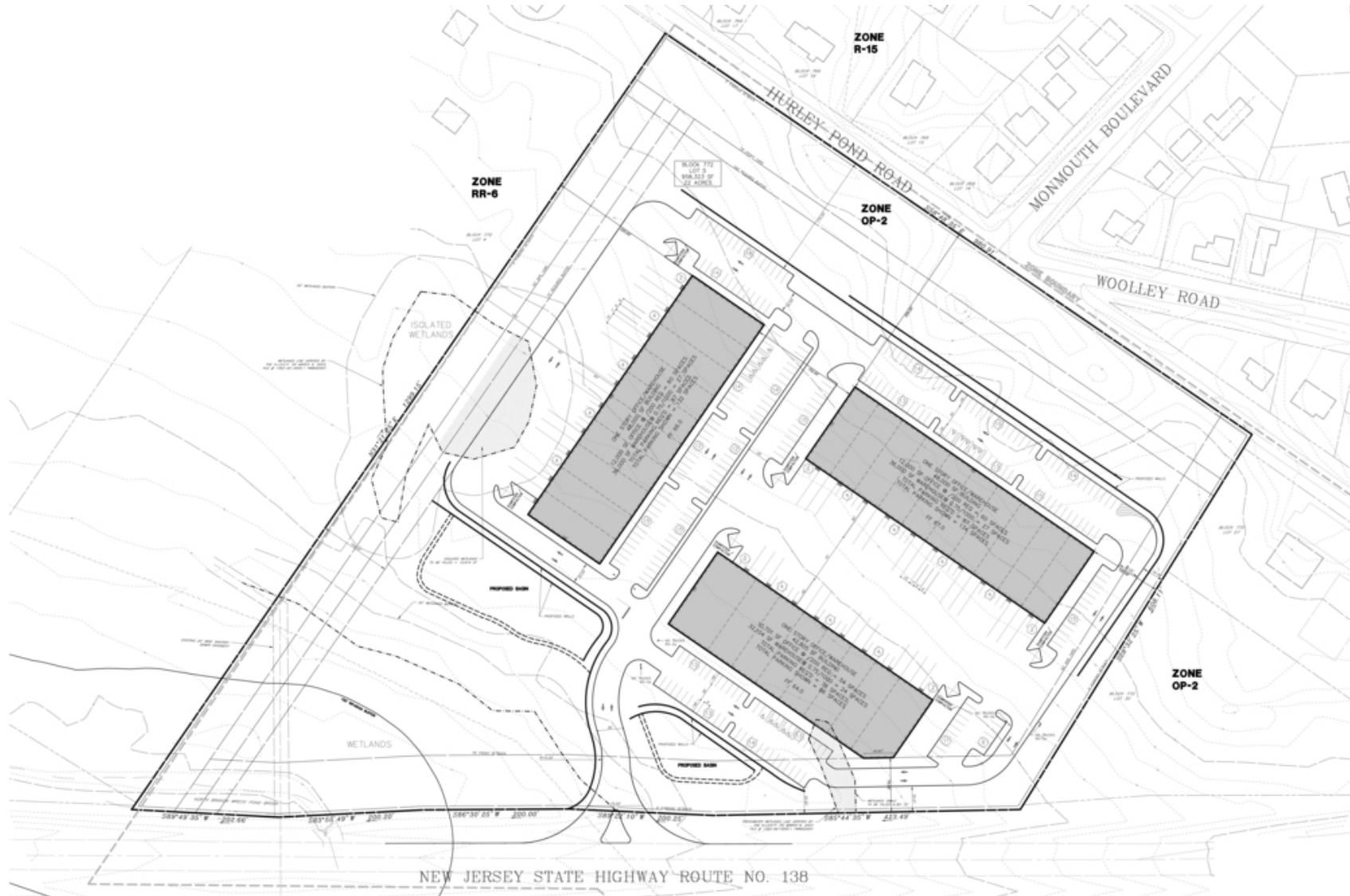
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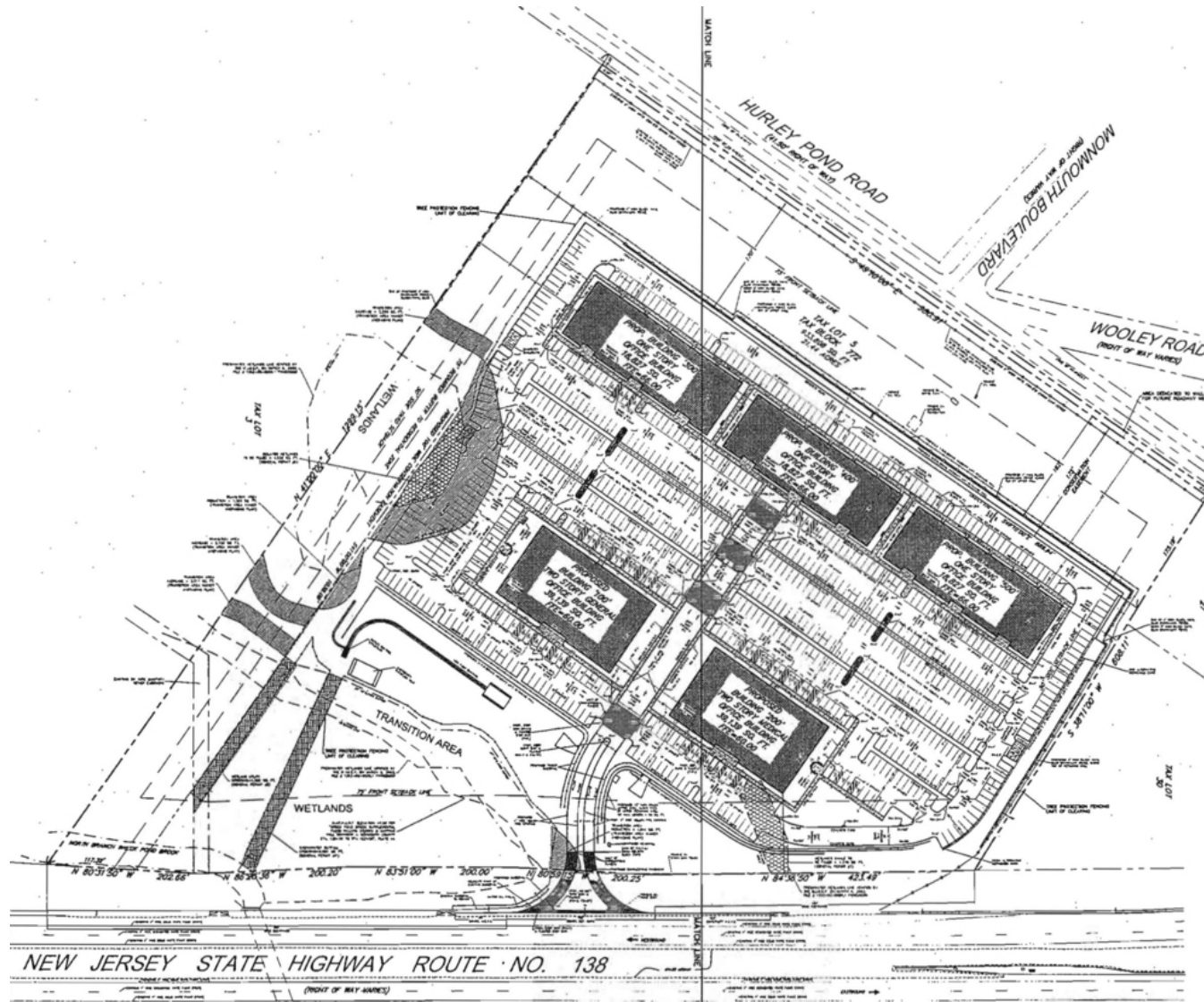
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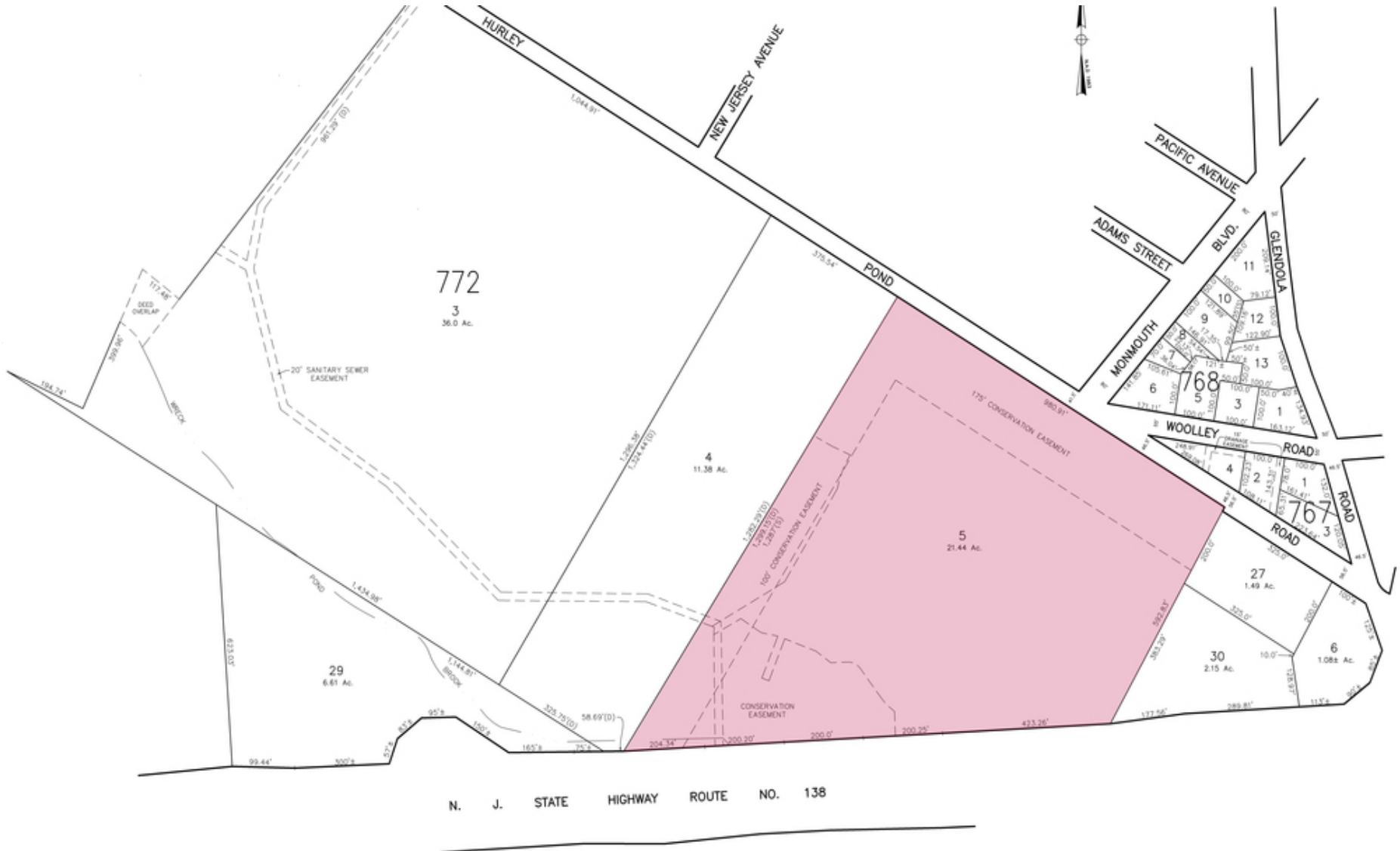
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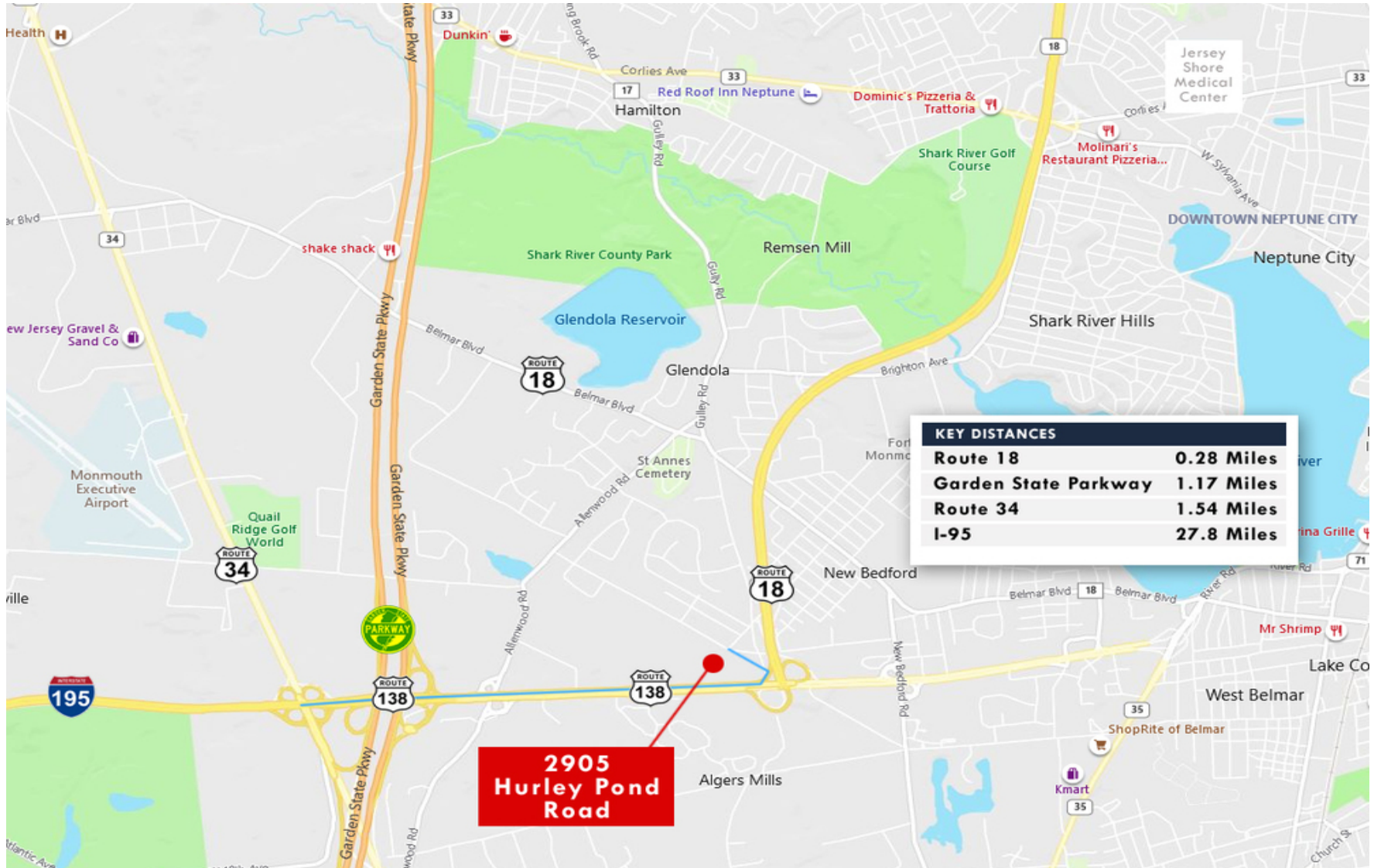
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