

For Sale or Lease
Development Opportunity

1359 Springfield Ave.
Irvington, New Jersey
Block #366, Lot #10 & 11

±15,883 Sq. Ft. Lot

±1,800 Sq. Ft. Former Gas Station / Convenience / Auto Dealer & Repair

Bill Hettler

732.738.8888

bill@logisticrealty.com

Zoning: Township will Consider a Wide Range of Commercial, Residential, & Mixed Uses



Springfield Ave
Four Lane Traffic
2 East / 2 Westbound Lanes

Offering Summary: Current Owner has operated the property as gas/convenience store since 2003. Pumps were decommissioned approximately 2017. Seller is open to all proposals for future redevelopment of the property.

Immediate Sale, Lease, Long Term Land Lease, Build to Suit Retail, Sale Contingent on Approvals, Joint Venture with Phased Buy Out will all be considered. Township will consider a wide range of Commercial, Mixed, and Residential uses for the property. Current Taxes: ±\$28,981.39

Negotiable Sale Price Based on Proposal.

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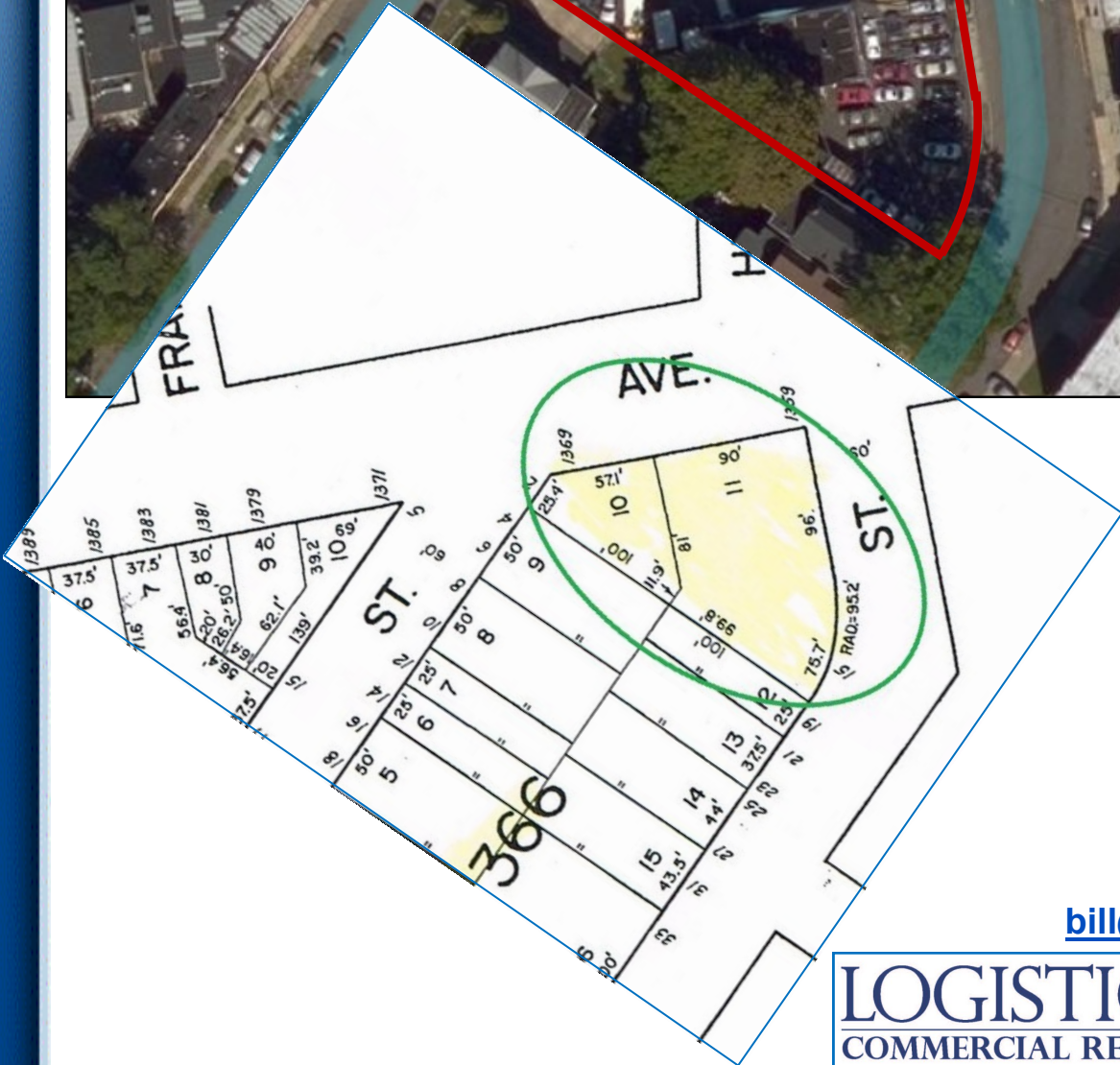
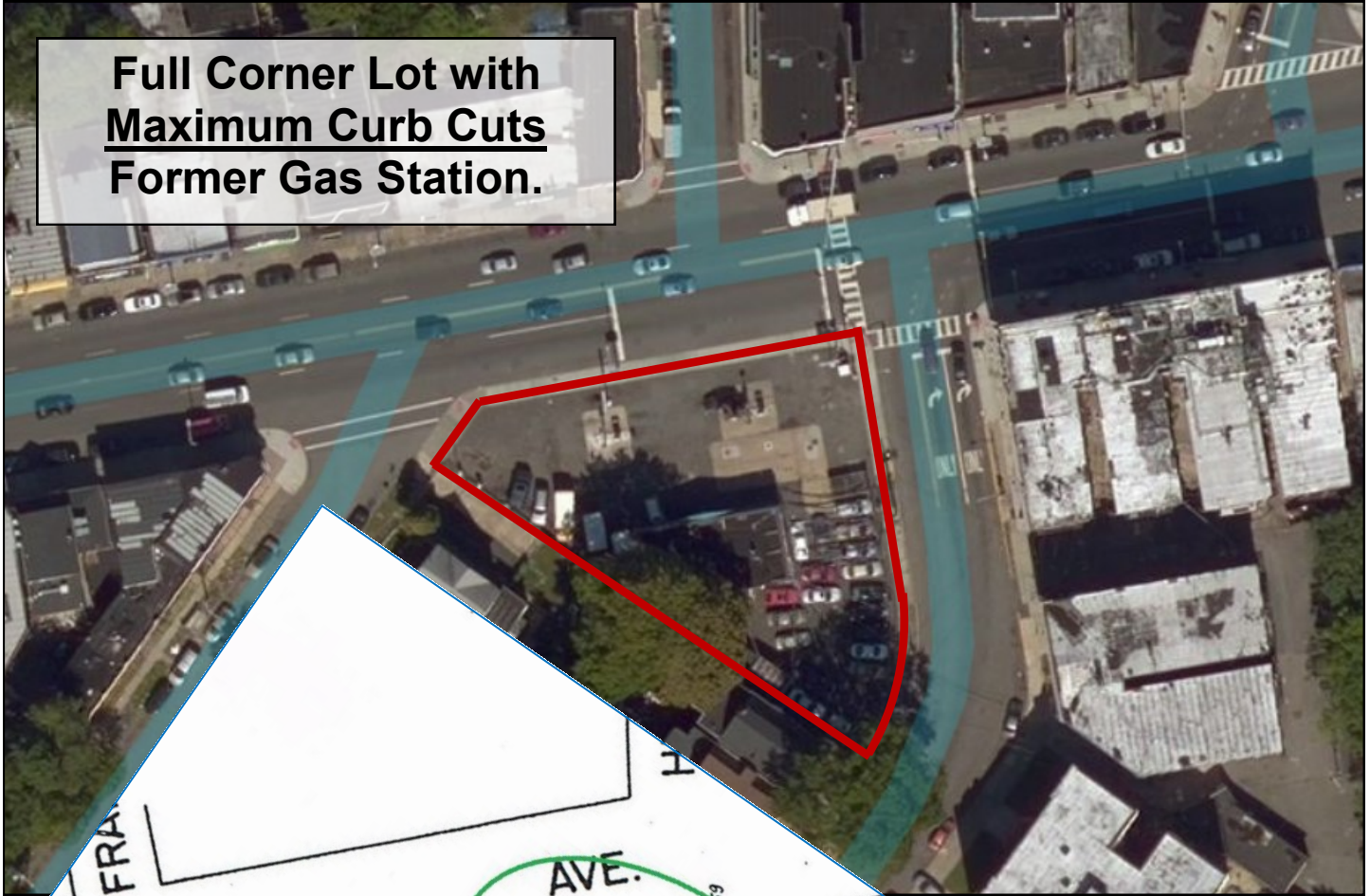
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**Full Corner Lot with
Maximum Curb Cuts
Former Gas Station.**



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