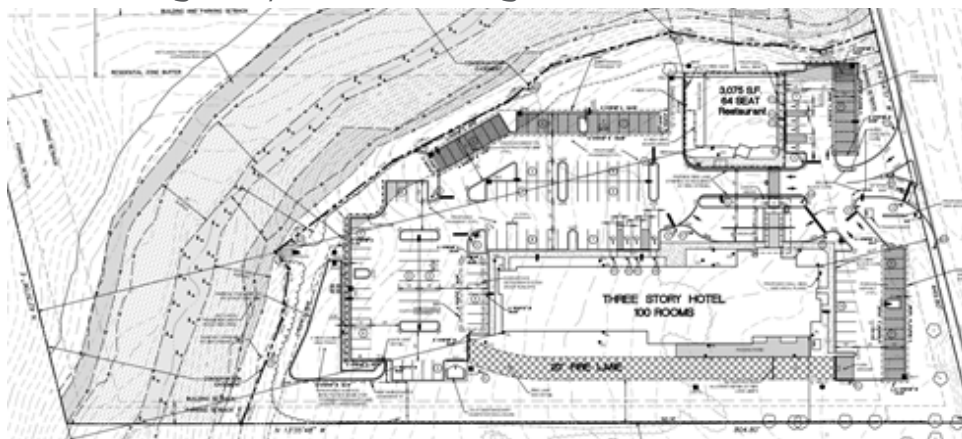


# Fairfield Inn & Suites Hotel & Restaurant Development Site

## Approved Fairfield Inn Hotel Development Site

439 US Highway 202 , Flemington, NJ 08822



### OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	40,000 SF
Lot Size:	7.27 Acres
Zoning:	Commercial B-3
APN:	21-00036-0000-00052

### PROPERTY OVERVIEW

7.27Acre Approved development site for Fairfield Inn & adjacent restaurant on busy Rt. 202 in Raritan, NJ.  
Improved land - 75% complete  
Sewer Capacity and township approvals completed

### PROPERTY HIGHLIGHTS

- 7.27 Acre Development Site approved for 100 room Fairfield Inn.
- Marriott franchise license paid. Extension of license at the buyer's discretion.
- Sewer Capacity and township approvals completed.
- Architectural drawings available
- Appraised "As Is" with improvements - \$3.8M

**Gregg Marzano**  
484.245.1018  
gregg.marzano@svn.com

**Ray Starnier**  
484.245.1017  
ray.starnier@svn.com

**Chichi E. Ahia, SIOR**  
215.757.2500 x2202  
chichi.ahia@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Fairfield Inn & Suites Hotel & Restaurant Development Site

## Approved Fairfield Inn Hotel Development Site

439 US Highway 202 , Flemington, NJ 08822



**Gregg Marzano**

484.245.1018

gregg.marzano@svn.com

**Ray Starner**

484.245.1017

ray.starner@svn.com

**Chichi E. Ahia, SIOR**

215.757.2500 x2202

chichi.ahia@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.