



Investment/Development Opportunity

Harriett Lane, Upper Township, Cape May, NJ 08230

For Sale by Online Auction Only

6 +/- Acres



Harriett Lane Street View

Overview

The Property is located at Harriett Lane, which is on the east side of Shore Road (also known as Route 9), in the Palermo area of Township of Upper, Cape May County, NJ 08230. Harriett Lane is a private two lane paved roadway, provides access from Shore Road; there is 40' of frontage at Shore Road. For mapping purposes, the address is stated as Harriett Lane, Upper Township, NJ 08230.

Upper Township is located in the upper most portion of Cape May County. The Township is mostly rural. During the summer months the population swells due to tourism at its many beaches and Pinelands' campgrounds. The Garden State Parkway passes through the Township with exits providing access to Route 9 and Route 50.

The Property consists of nine (9) single family homes, three (3) sheds, a playground area, a shared single septic system, and a water filtration building with corresponding well system on a level 5.94± acre site. Five (5) homes have three bedrooms and one bathroom each (~1,052sf); four (4) homes have two bedrooms and one bathroom each (~840sf). The homes were built around 1958 and are constructed of wood frame on concrete slab; three have updated asphalt roofs.

Zoning of the site is residential and the township requires 40,000 sq. ft. lot minimums with 140 feet of street frontage. Based on these requirements, if redeveloped, the site would accommodate 4, possibly 5, lots. There is currently a lock of town sewer or town water; redevelopment may require each lot have its own septic system.

Location Highlights

- Various wildlife and outdoor activities within 20 miles
- Within walking distance from Heritage Links Golf Course
- 10 miles from coastal Corson's Inlet State Park
- Less than 20 miles from scenic Cape May National Wildlife Refuge
- Less than 15 miles from Cape May County Zoo
- Less than 10 miles from Beaver Swamp Fish and Wildlife Management
- Less than 15 miles from Stone Harbor Golf Club
- Conveniently located near the Garden State Parkway
- Zoned for Upper Township Elementary, Upper Twp Middle, and Ocean City High School - all rated above average by GreatSchools.org
- Near centers of interest for Upper Township Future Land Use plan for mixed use development and redevelopment into compact centers
- Reported job gains in education, health services, leisure and hospitality



Harriett Lane, Land & Shed



Harriett Lane, Unit Entrance



Harriett Lane, Back of Units

Auction Summary

| | |
|---|---|
| Sale Type: | Online Auction |
| Start Date: | 07/23/2015 |
| End Date: | TBA at www.realestatesales.gov |
| Starting Bid: | \$250,0000 |
| Registration Deposit | \$25,000 |
| Bid Increment: | \$10,000 |
| Bidder Registration Form & Registration Deposit Information: | See Invitation For Bids Section (IFB) "Instructions For Bidders" available at www.realestatesales.gov |
| Auction Site: | www.realestatesales.gov |
| Inspection Opportunities: | TBA at RealEstateSales.gov |
| Sales Information: | Sara Massarello 617-565-5700 sara.massarello@gsa.gov |
| Online Auction Assistance: | Lawanda Maryland 617-565-5700 lawanda.maryland@gsa.gov |

Property Information

| | |
|-----------------------------|---|
| Property Type: | Multi-Family |
| Land Area: | 5.94 ± Acres, Ranging from |
| Improvements: | 9 Single Family Homes ranging from 840 to 1,052 SF each |
| Bed/Bath: | 3B/1BA or 2B/1BA |
| Style: | Ranch |
| Type: | Wood Frame |
| Foundation: | Concrete Slab |
| Roof: | Asphalt |
| Year Built: | 1958 |
| Zoning: | R-A Single Family Residential |
| Additional Features: | Shared single septic system, water filtration building with corresponding well system, 3 sheds, private roadway |

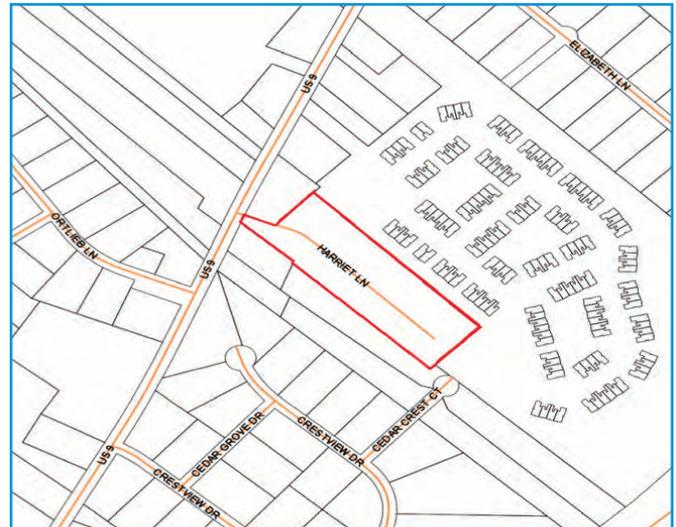
Recent Sales

| PROPERTY DATA | 1 | 2 | 3 |
|------------------------------|--|--|---------------------------------------|
| Property Address: | 30 Evergreen Dr. Ocean View, NJ 08230 | 33 W. Katherine Ave. Ocean View, NJ 08230 | 100 Seaside Ave. Marmora, NJ 08223 |
| Property Type: | Single Family Home | Single Family Home | Single Family Home |
| Number Beds/Bath: | 3B/1.5BA | 3B/2BA | 3B/2BA |
| Number of Stories: | 1 | 1 | 1 |
| Year Built/Renovated: | 1974 | 1972 | 1974 |
| FINANCIAL DATA | | | |
| Sale Date: | 06/19/2014 | 10/14/2014 | 09/3/2014 |
| Sale Price: | \$200,000 | \$295,000 | \$220,000 |

Satellite Map



Tax Map



Disclaimer

This document contains select information pertaining to the Lot/Property at Harriett Lane, Upper Township, Cape May Township, NJ 08230. It has been prepared by PEMCO Limited on behalf of U.S. General Services Administration (Seller). This document may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this document is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or PEMCO Limited. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by PEMCO Limited from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this document or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Properties are sold "As-Is". The term "As-Is" means that the Government is selling, and the buyer is buying the Property in whatever condition it presently exists, and that the buyer is accepting the Property with all faults, whether or not they could be ascertained by an inspection of the Property or review of any due diligence material available.

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