



“We Close Deals.....That Is the Bottom Line”

**County:** Warren County  
**Town:** Phillipsburg, NJ  
**Block:** 3201  
**Lot(s):** 2  
**Address:** 411 Roseberry Street  
**Size:** +/- 1.7 acres sq ft  
**Asking Price:** \$1,500,000  
**Current Use:** PNC Bank  
**Utilities:** City Sewer & Water  
**Building Size:** +/- 3650 sq ft  
**Current Zoning:** B-2 Commercial  
**Comments:**

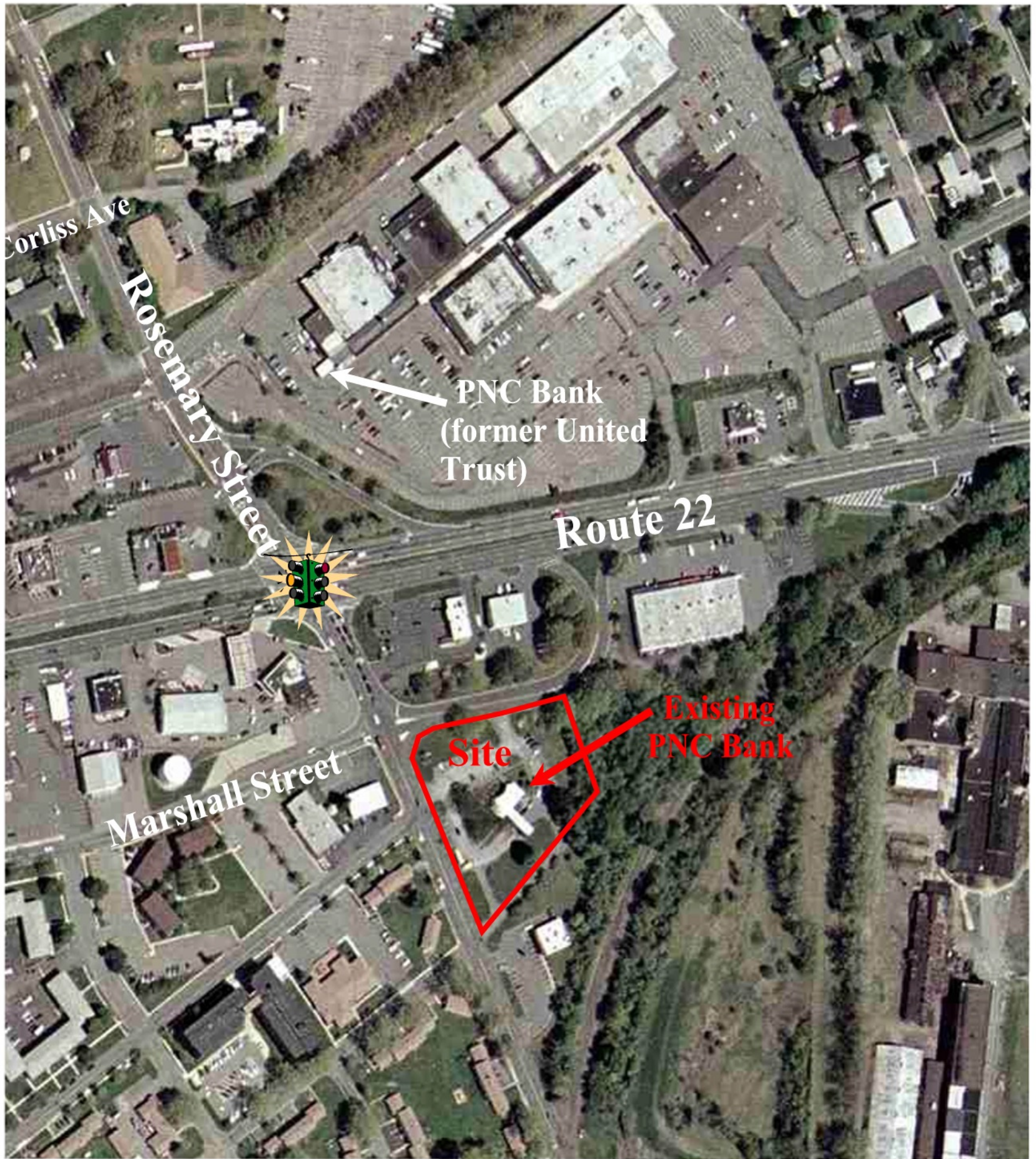
- Excellent Retail Market
- Located between Wendy's and 7 Eleven
- Property adjoins Route 22 Jug handle
- 340' frontage on Roseberry Street & 230' frontage on the jug handle

LICENSED REAL ESTATE BROKER  
Visit: [www.EagleAmericanRealty.com](http://www.EagleAmericanRealty.com)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and/or terms, prior sale, lease or withdrawal.



# Phillipsburg / Warren County / New Jersey



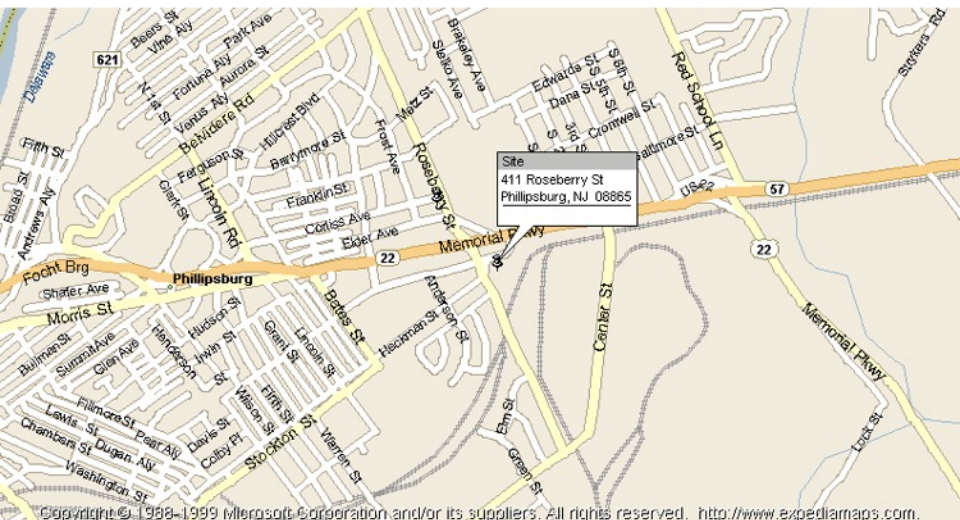
Eagle American Realty, Inc.  
410 Route 10 West / Suite 213  
Ledgewood, New Jersey 07852

Tel: 973-598-1500  
Fax: 973-927-9974  
Licensed Real Estate Broker

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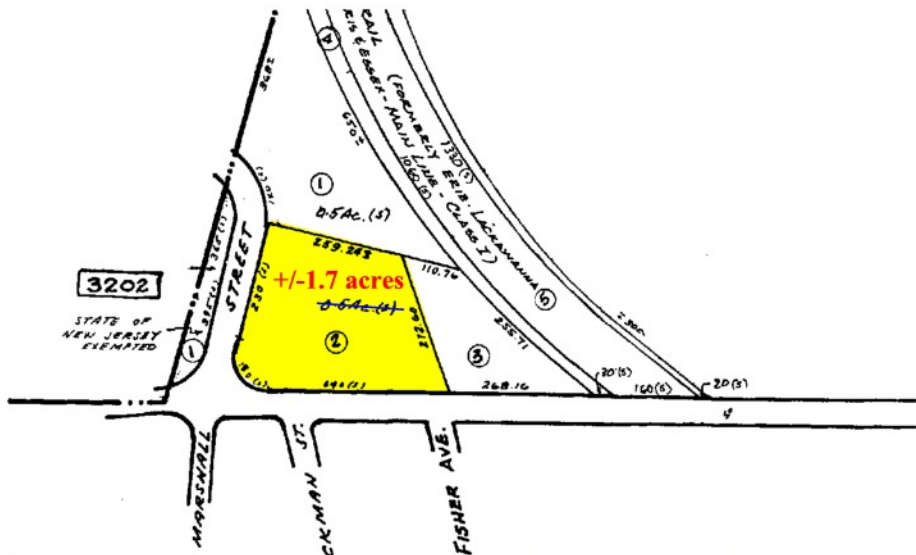


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