

AUCTIONS

NJ Multiparcel Auctions



Max Spann Real Estate & Auction Co.
P. O. Box 4992
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June 11th



AUCTIONS

NJ MULTIPARCEL AUCTIONS

June 11th

Strategic West Orange Investment Opportunity

By Order of Branchburg Township



1.36+/- Acre Parcel
Zoned Planned Unit Residential



1.66+/- Acre Residential Opportunity
in Branchburg, NJ

Rare West Orange Infill 1.36^{+/-} Acre Site

Renovate, Subdivide, or Develop Multiple Homes

- Attractive Planned Unit Residential Development (PURD) Zoning allows for cluster housing with multiple units per acre.
- Renovation Potential - The property is improved with a single family residence, built in the 1960's, featuring four bedrooms, multiple bathrooms, an eat in kitchen, living and family rooms, a full basement, and an attached two car garage.
- Minutes to NYC & Newark – Conveniently located approximately 16 miles from Manhattan and less than 10 miles from Newark, appealing to both commuters and employers. Strong Local Amenities – Close to shopping, dining, parks, schools, and cultural assets including South Mountain Reservation and the Turtle Back Zoo.



Existing Single Family Home



Property Address: Blueberry Bend, West Orange, Essex County, NJ 0705
[GPS USE: 464 Prospect Avenue, West Orange, NJ 07052]

Property Previews 12-2 pm: Tuesday, May 19th & Tuesday, May 26th
Online Bidding Concludes Thursday, June 11, 2026 at 11 am



Conceptual

By Order of Branchburg Township



- Attractive, secluded Residential Lot.
- Excellent Opportunity to renovate the existing ranch home or take down and start new!
- Municipal sewer connectivity nearby.

Branchburg, NJ combines suburban comfort with exceptional convenience. Its central Somerset County location supports smooth commutes by car or train, while nearby NJ Transit stations make mass transit a practical option for NYC-bound professionals. At the same time, residents are just minutes from local shopping plazas and a wide range of dining options, from casual eateries to the acclaimed restaurants of downtown Somerville—offering a balanced lifestyle that's both connected and community-focused.

Fixer Upper on 1.6^{+/-} Acres or Take Down and Start New



Property Address: 200 Harlan School Road, Branchburg, Somerset County, NJ 08876

Property Previews 12-2 pm: Wednesday, May 20th & Wednesday, May 27th
Online Bidding Concludes Thursday, June 11, 2026 at 11 am

THE AUCTION ADVANTAGE

Interested in selling a property?

Click the QR code to find out more about the auction process.



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