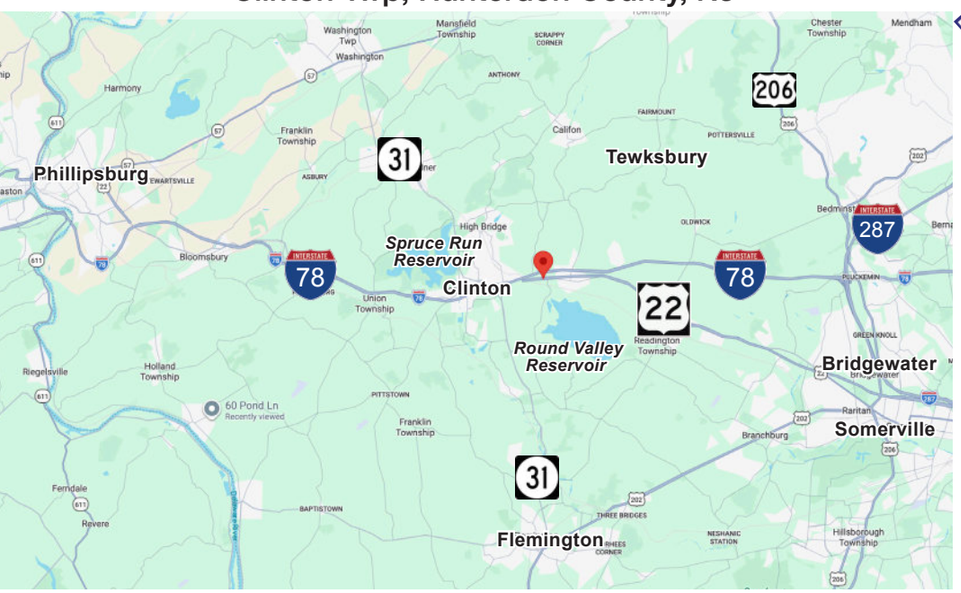
AUCTION

November 4th

9.95+/- Acres Commercial Property on Rt 22 with Numerous Possibilities

Clinton Twp, Hunterdon County, NJ



Max Spann Real Estate & Auction Co.
P. O. Box 4992
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A licensed NJ Real Estate Broker

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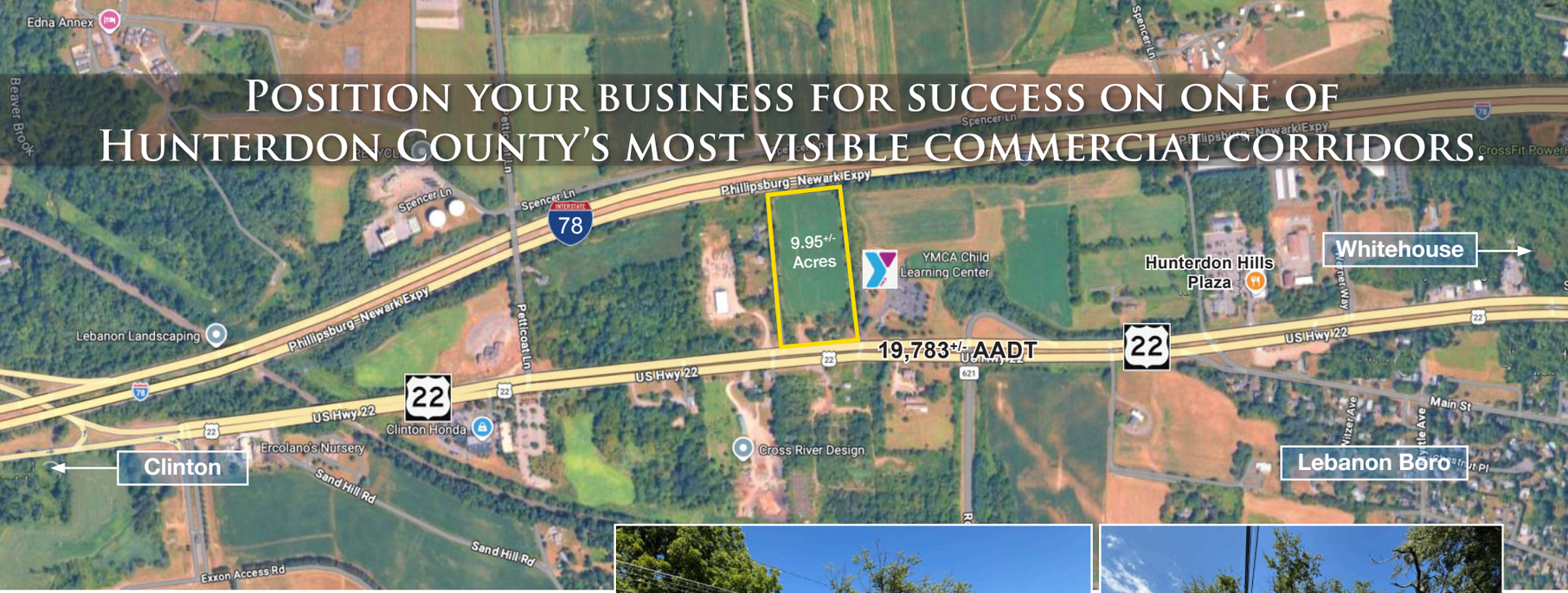
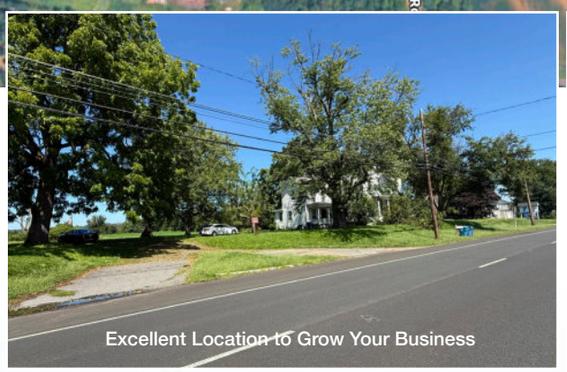
Position your business for success on one of Hunterdon County's most visible commercial corridors.

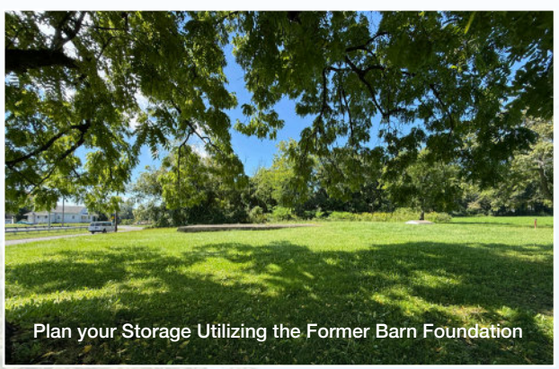


- 9.95± acre commercial property in desirable Clinton Township, Hunterdon County.
- Strategic location with 440+/– ft frontage on Route 22 with outstanding visibility for signage and corporate branding from major traffic corridors.
- Commercial zoning allows a variety of business and development opportunities.
- Existing two–family farmhouse offers income, office, or adaptive reuse potential.
- Ideal for owner–users, investors, developers, and expanding businesses.
- Suitable for flex/industrial, contractor facilities, recreation, animal care, greenhouse, market, and other commercial uses.
- Convenient access to Routes 22, 31, I–78, and I–287
- Traffic Count 19,783+/- AADT
- Median Household Income: $153,800±


Excellent Location to Grow Your Business

High Visibility on Route 22 with 440+/- ft Frontage

Income Producer! Existing Two-Family Rental


Plan your Storage Utilizing the Former Barn Foundation

Property Address:
1450 Route 22, Clinton Twp, Hunterdon County, NJ

Property Previews 12 To 2 PM:
Wednesday, October 14th & Wednesday, October 21st

Online Auction
Bidding Opens
Monday, November 2nd at 9 AM

Bidding Concludes Wednesday, November 4th, 2026 at 11 AM

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