

Developer / Investor Summary

118-122 Ledgewood Avenue, Netcong, NJ

Asking Price: \$2,800,000

This is a rare opportunity to acquire a highly visible commercial property consisting of two buildings and two separately deeded lots totaling approximately **28,044 square feet (0.64 acres)**. Located on heavily traveled Route 46 in the Borough of Netcong, the property offers exceptional exposure, multiple access points, and future development potential.

Property Highlights

- Approximately **28,044 square feet** of combined land area.
- Approximately **250 feet of road frontage** on Route 46.
- **Three state-approved curb cuts** providing excellent vehicle access.
- Two commercial lots included in the sale.
- Existing storefront and garage buildings provide immediate income or owner-user potential.
- Additional lot offers expansion or redevelopment possibilities, subject to municipal approvals.
- Excellent visibility with high daily traffic counts.
- Convenient access to Interstate 80, Route 206, and Route 10.

Development Potential

The additional land provides flexibility for a variety of commercial concepts, including:

- Expansion of the existing commercial buildings.
- Construction of additional commercial space (subject to approvals).
- Outdoor display or storage areas where permitted.
- Additional customer or employee parking.
- Mixed commercial redevelopment opportunities.

Based on conceptual planning, the vacant portion of the property may have the potential to accommodate **approximately 35–40 parking spaces**, subject to engineering, site design, and municipal approvals.

Zoning

The property is located within Netcong's commercial district, allowing a variety of commercial uses subject to the Borough's zoning regulations and site plan approval requirements. Buyers should verify all intended uses with the Borough of Netcong.

Investment Highlights

- Prime commercial corridor location.
- Existing income-producing improvements.
- Significant frontage and visibility.
- Rare combination of existing buildings plus excess land.
- Strong owner-user, investor, or redevelopment opportunity.

This offering combines immediate usability with long-term upside, making it an attractive opportunity for investors, developers, owner-occupants, and businesses seeking a prominent commercial location in Morris County.

INVESTMENT OPPORTUNITY

118-122 Ledgewood Avenue | Netcong, New Jersey

Prime Commercial Redevelopment & Investment Opportunity

Asking Price: \$2,800,000

Located along one of western Morris County's most heavily traveled commercial corridors, this unique investment opportunity offers an exceptional combination of existing income-producing improvements, excess land, and long-term redevelopment potential. The offering consists of two commercial buildings situated on two separately deeded parcels totaling **28,044 square feet (0.64 acres)**.

With approximately **250 feet of frontage** along Route 46 and **three state-approved curb cuts**, the property provides outstanding visibility, accessibility, and flexibility for a variety of commercial uses.

Property Overview

Location: 118-122 Ledgewood Avenue, Netcong, NJ

Property Type: Commercial Investment / Redevelopment

Combined Land Area: Approximately 28,044 SF (0.64 Acres)

Road Frontage: Approximately 250 Feet

Access: Three State-Approved Entrances

Asking Price: \$2,800,000

Land Value: Approximately \$100 per square foot

Investment Highlights

- Prime highway location on Route 46.
- Excellent visibility with substantial daily traffic exposure.
- Easy access to Interstate 80, Route 206, Route 10, and surrounding Morris, Sussex, and Warren Counties.
- Existing commercial buildings provide immediate owner-user or income-producing opportunities.
- Two separately deeded lots provide flexibility for future expansion or redevelopment.
- Strong potential for additional customer and employee parking.
- Rare commercial offering with excess land in an established business corridor.
- Suitable for owner-users, investors, developers, contractors, automotive-related businesses, service companies, retail users, and mixed commercial uses, subject to municipal approvals.

Development Potential

The additional land creates numerous possibilities, including:

- Building expansion
- Additional commercial structures (subject to approvals)
- Expanded parking facilities
- Outdoor display areas where permitted
- Fleet vehicle parking
- Contractor headquarters
- Business campus configuration
- Long-term redevelopment opportunity

A conceptual parking layout could potentially accommodate **approximately 35–40 additional parking spaces**, subject to engineering, municipal review, and site plan approval.

Location Advantages

Netcong serves as a strategic gateway between Morris, Sussex, and Warren Counties and benefits from outstanding regional accessibility. The property's proximity to Interstate 80 provides convenient travel throughout northern New Jersey and eastern Pennsylvania, making it an attractive location for businesses that rely on customer visibility and transportation access.

Nearby amenities include retail shopping, restaurants, banking, professional services, public transportation, and major employment centers throughout the Route 46 and Interstate 80 corridors.

Why This Property Stands Out

Opportunities to acquire an established commercial property with excess development land are increasingly limited in Morris County. This offering provides immediate functionality while preserving the flexibility for future growth, expansion, or redevelopment. Whether utilized as an investment, owner-occupied business location, or long-term development project, the property offers exceptional visibility, accessibility, and value in a highly desirable commercial location.

Investment Highlights at a Glance

- Approximately 28,044 SF of combined land
- Approximately 250 feet of Route 46 frontage
- Three state-approved curb cuts
- Existing commercial improvements
- Additional development potential
- Strong regional access
- Approximately \$100 per land square foot
- Excellent owner-user and redevelopment opportunity

Property Facts

Asking Price \$2,800,000

Property Address 118-122 Ledgewood Avenue, Netcong, NJ

Total Land Area 28,044 SF (0.64 Acres)

Frontage Approx. 250 FT

Access Three State-Approved Curb Cuts

Zoning Commercial (buyer to verify permitted uses)

Parking Potential Approx. 35–40 additional spaces (subject to approvals)

Highway Access Route 46, I-80, Route 206, Route 10