

APPROVED & SHOVEL-READY DEVELOPMENT OPPORTUNITY

1015 MAIN STREET – BOONTON, NEW JERSEY



SUMMARY

Total Building Area: 4,888 SF + basement
Ground Floor (Commercial): 1,354 SF
Residential: 4 units, 2BR/1BA, $\pm$ 800 SF ea.
Lot Size: $\pm$ 4,527 SF (50.5' frontage)
Zoning: B-1 Retail Business District
District: Main Street Historic District
Approval Status: Site Plan Approved – Ready for Permits

THE OPPORTUNITY

A fully-approved mixed-use redevelopment opportunity in the heart of downtown Boonton's Main Street Historic District. All architectural and engineering plans, and full approvals, convey with the sale, along with referral list of preferred subcontractors to complete the work, if desired.

1015 Main St. offers the opportunity to transform an existing one-story building into a three-story mixed-use property with flexible ground-floor commercial space and four residential apartments above.

BUILDING PROGRAM

- Ground Floor — 1,354 SF flexible commercial shell, deliverable as two separate units or combined into one
- 2nd & 3rd Floors — Four 2-bedroom / 1-bath residential apartments ($\pm$ 800 SF each), mirror-image layout, two units per floor
- Basement — existing, retained for storage / mechanical use (not included in the 4,888 SF above-grade total)
- Total above-grade building area: 4,888 SF (1,354 SF commercial + 3,534 SF residential)

APPROVALS IN HAND

- Boonton Planning Board — Preliminary & Final Major Site Plan approval granted November 13, 2024 (Resolution App. No. 2024-01)
- Morris County Planning Board — Site plan approval granted July 8, 2024, no open county conditions
- Boonton Main Street Historic District — design concept approved by the Historic Preservation Commission
- Stormwater management plan approved — minimal site disturbance, existing utilities retained and reused
- Complete architectural and civil/drainage engineering plan sets included in sale

PARKING WAIVER — LOCKED-IN VALUE

- Approved parking waiver requires a flat \$6,000 payment (due during construction) in lieu of on-site parking for the four new residential units
- This fee is grandfathered under the prior municipal fee schedule — the same waiver under Boonton's current ordinance is \$100,000, making this approval a significant, quantifiable cost advantage that cannot be replicated by a new application today

LOCATION

- Positioned on Main Street in downtown Boonton's walkable commercial historic district, surrounded by established retail, restaurants, and residential character. Boonton is served by NJ Transit's Montclair-Boonton Line with direct rail access to Hoboken/New York.

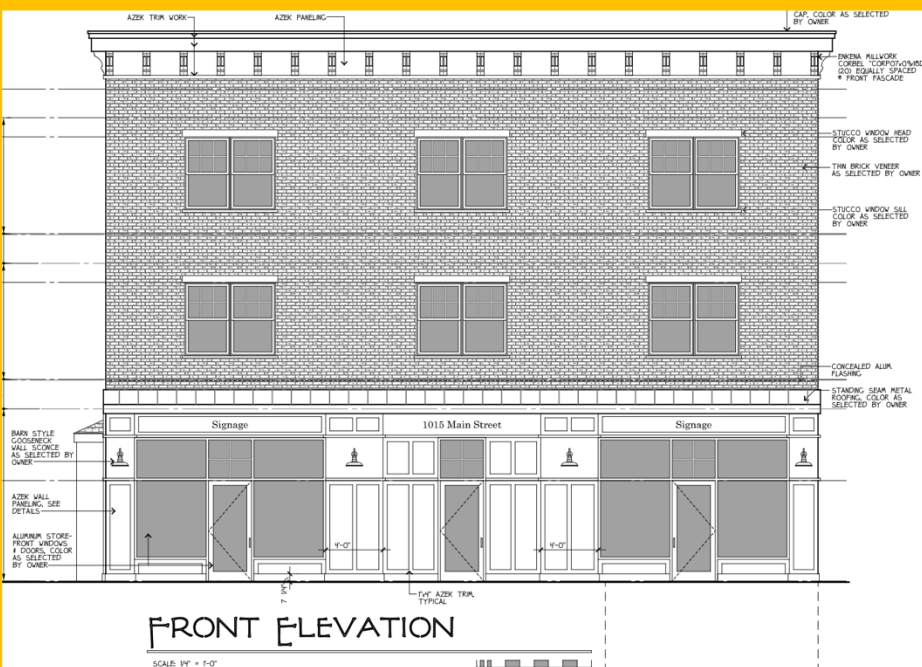
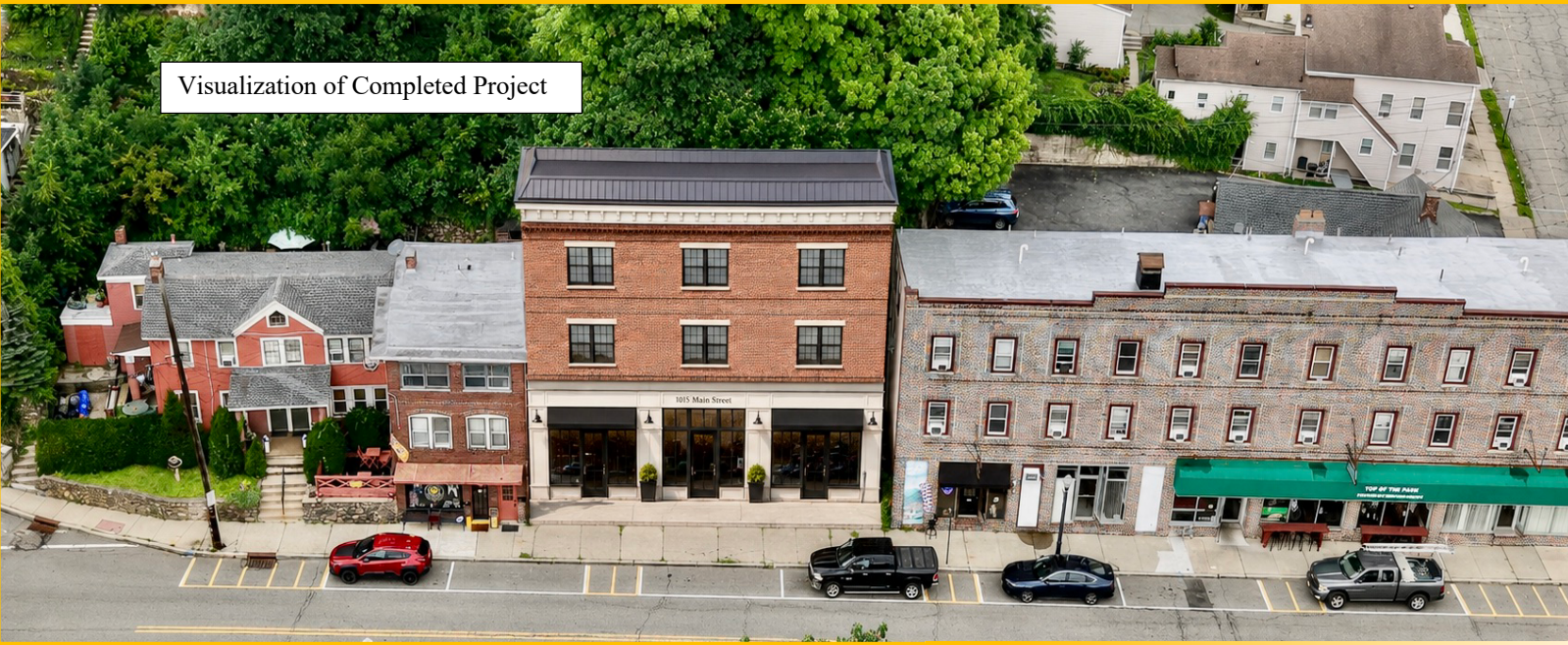
OFFERING PRICE

\$855,000



THE PROJECT

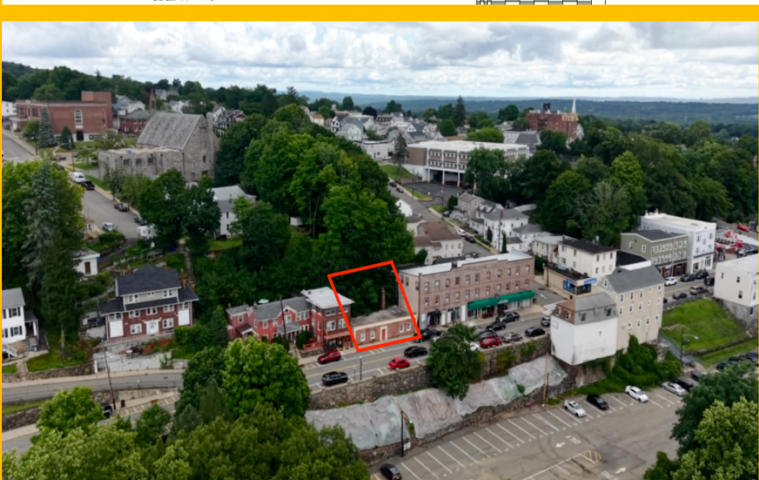
Visualization of Completed Project



A Turn-Key Project

Also Included with Sale:

- Approved Building Plans
- Stormwater Management Plans
- Site Plan
- Contact List of Approved Vendors



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