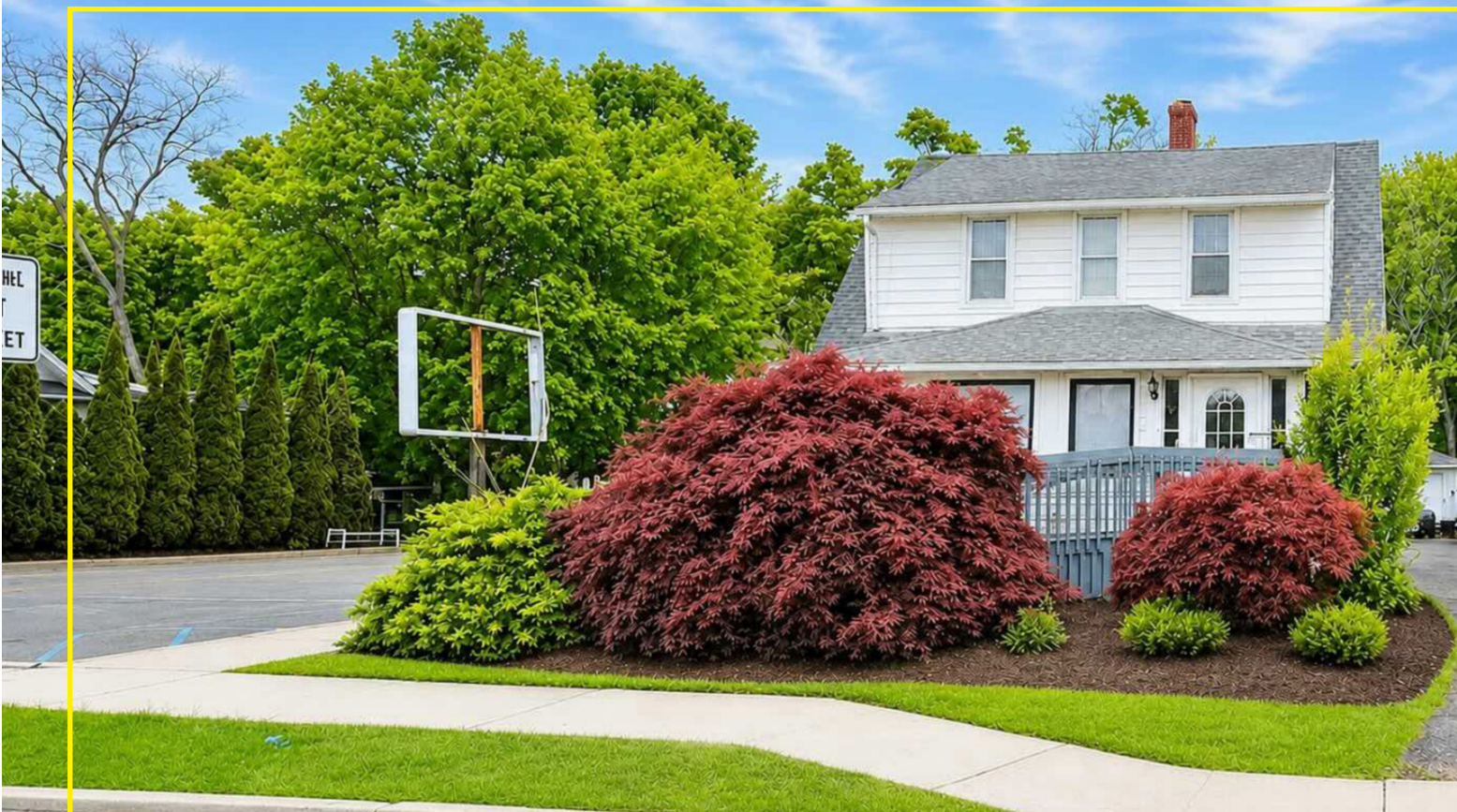




Professional Office/Retail Building with Detached 3-Bay Garage for Sale

254 Route 46 East

MINE HILL, NJ 07803

Available Space: 2-story building: +/- 1710 SF • 3-bay garage: +/- 550 SF

Location: Prime location on Route 46 East in Morris County; excellent visibility with high daily traffic count; convenient access to Routes 10, 15, 206 and Interstate 80; minutes from shopping centers, restaurants, and professional offices

Details:

- Multiple offices • Conference Room • Two Kitchens • Two Restrooms
- Parking: 15 to 18 Spaces
- Monument Signage
- Municipal Water & Sewer
- Gas: NJNG • Electricity: JCP&L
- 0.381 Acres, 16,596.36 SF lot • Block 903, Lot 4
- Taxes: \$8,463.55
- Excellent owner user opportunity
- Zoning C
- Permitted uses: professional office, retail, service business, or contractor's office with on-site company vehicle parking

Sale Price: Call for Pricing

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Maria Lima

Senior Vice President

973-864-0718 cell

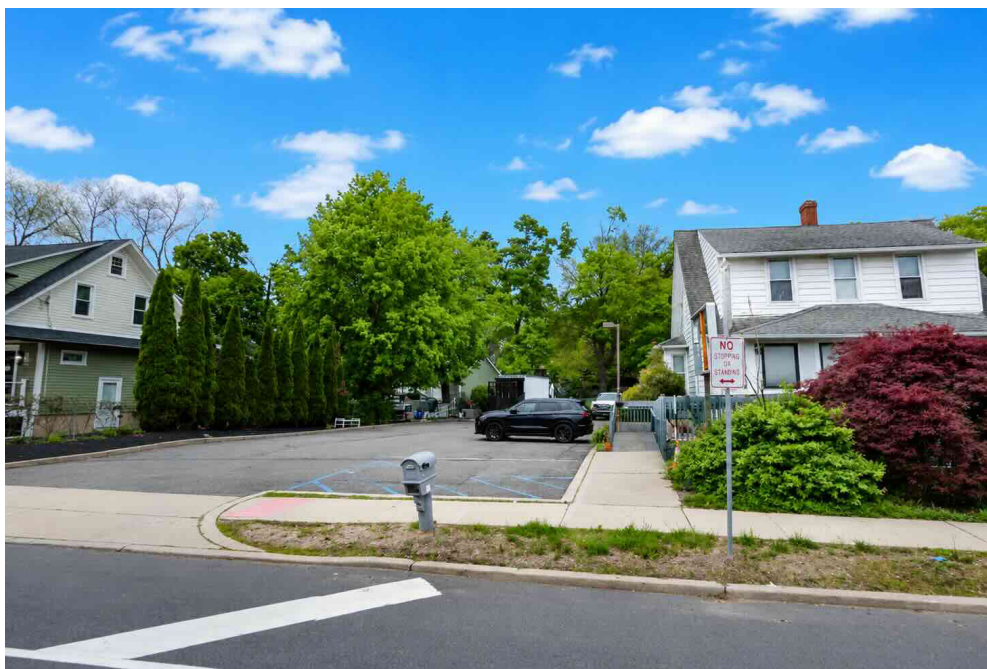
mlima@weichertcommercial.com

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254 Route 46 East

Photos



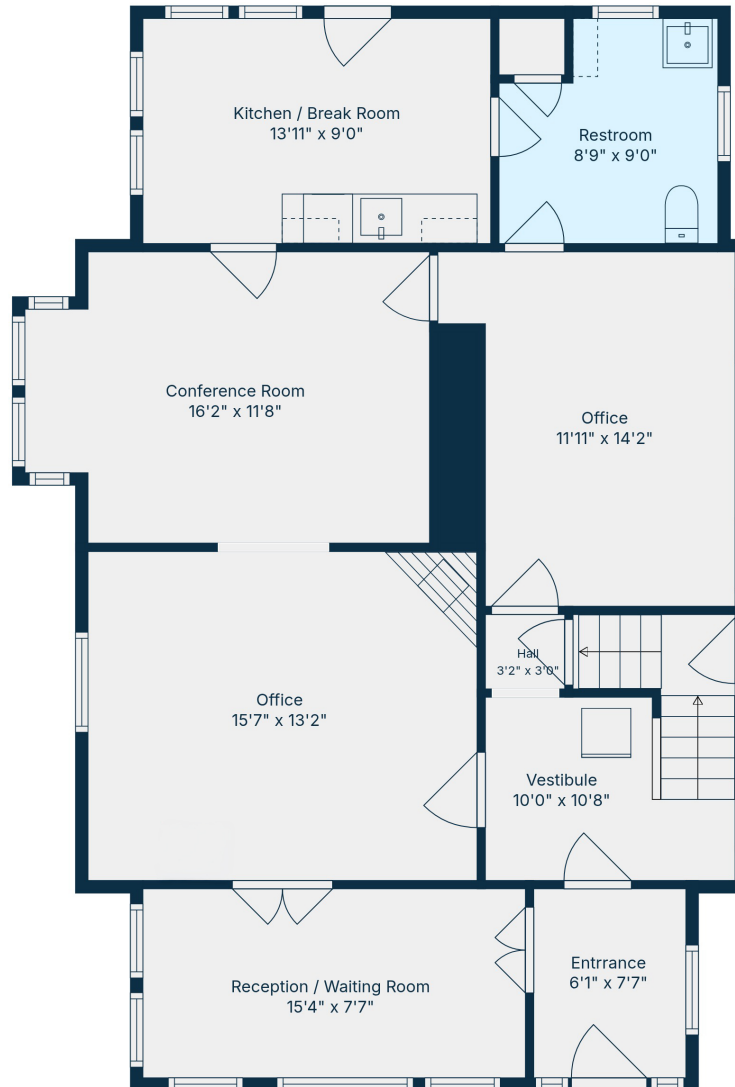
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254 Route 46 East

Floor Plan 1st Floor



TOTAL: 1710 sq. ft

Basement: 0 sq. ft, 1st floor: 1057 sq. ft, 2nd floor: 653 sq. ft
EXCLUDED AREAS: BASEMENT: 315 sq. ft, UTILITY: 337 sq. ft, WALLS: 176 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

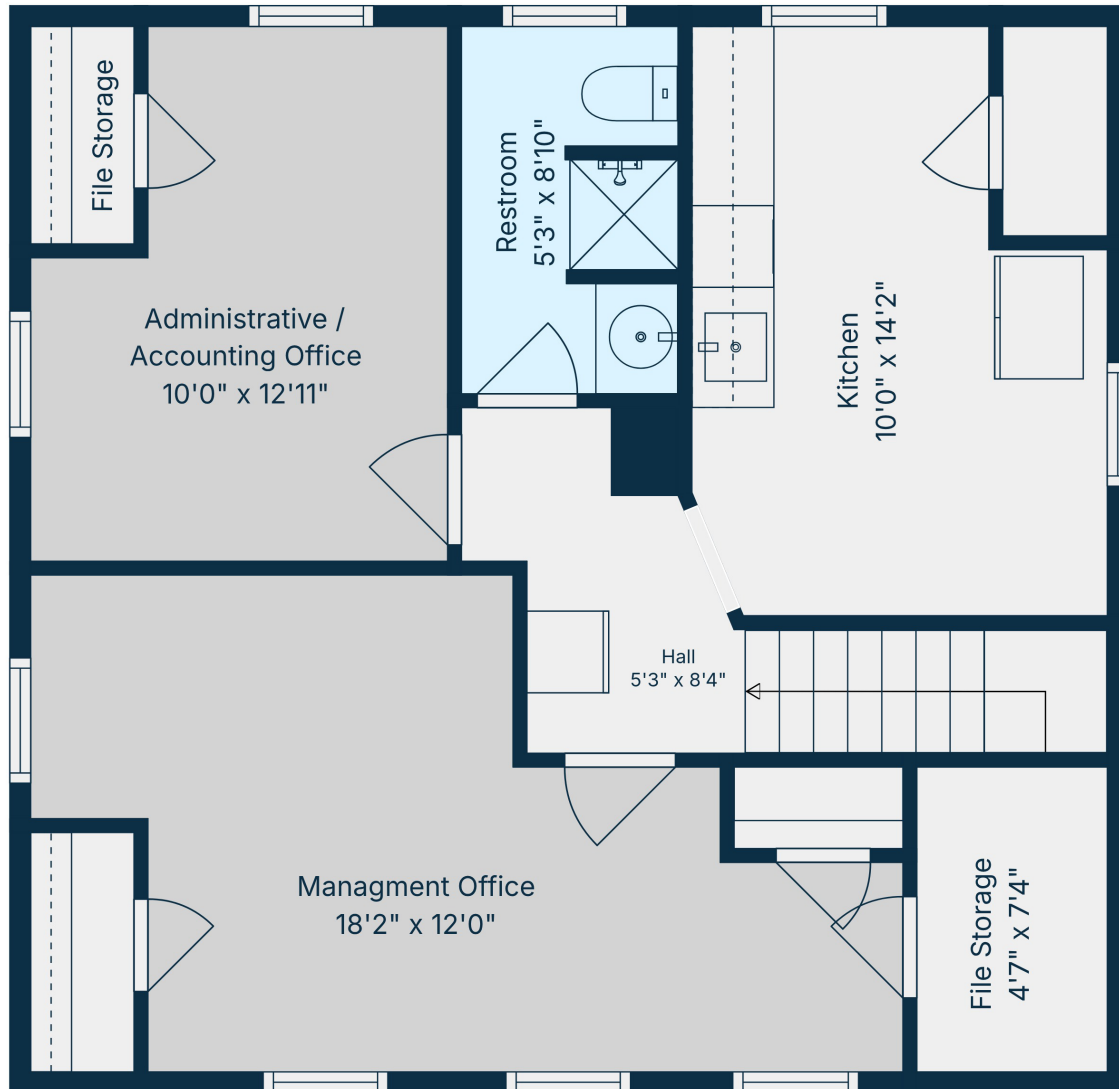
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254 Route 46 East

Floor Plan 2nd Floor



TOTAL: 1710 sq. ft

Basement: 0 sq. ft, 1st floor: 1057 sq. ft, 2nd floor: 653 sq. ft

EXCLUDED AREAS: BASEMENT: 315 sq. ft, UTILITY: 337 sq. ft, WALLS: 176 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

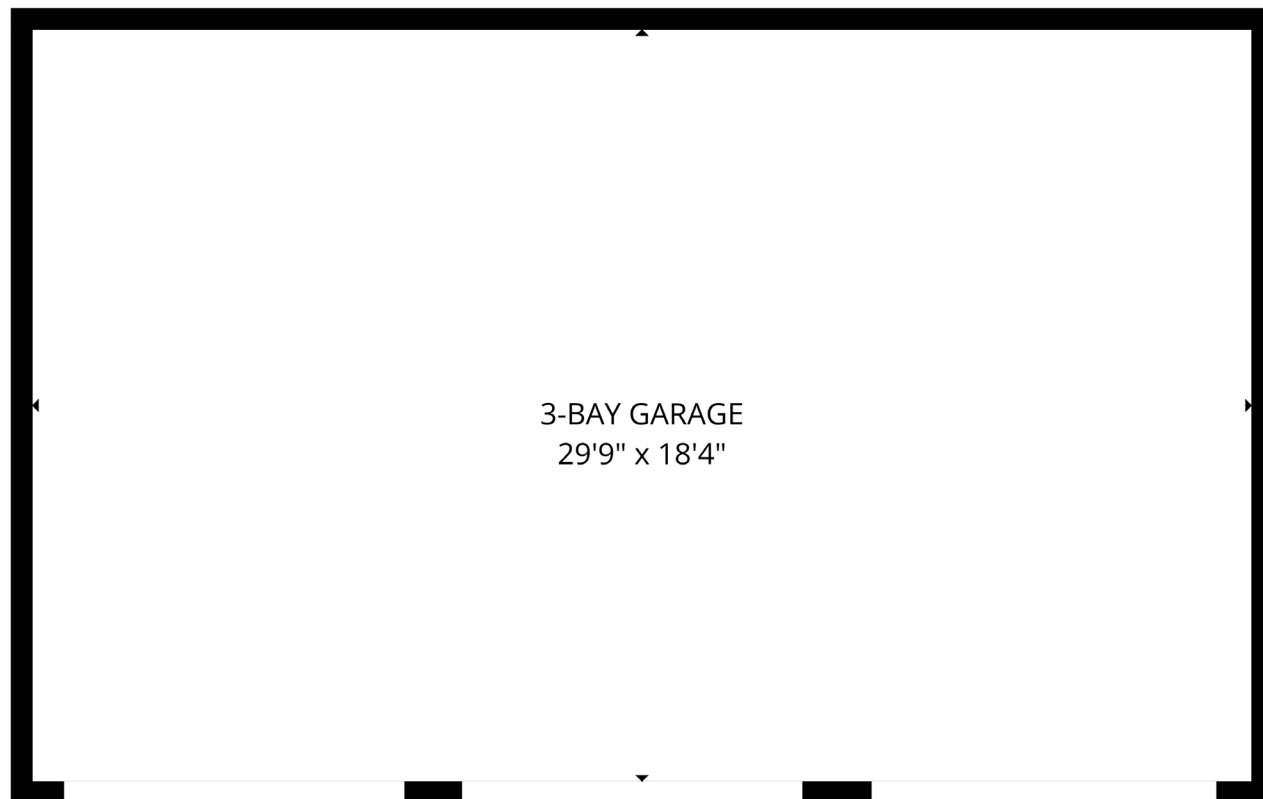
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254 Route 46 East

Floor Plan 3 Bay Garage



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

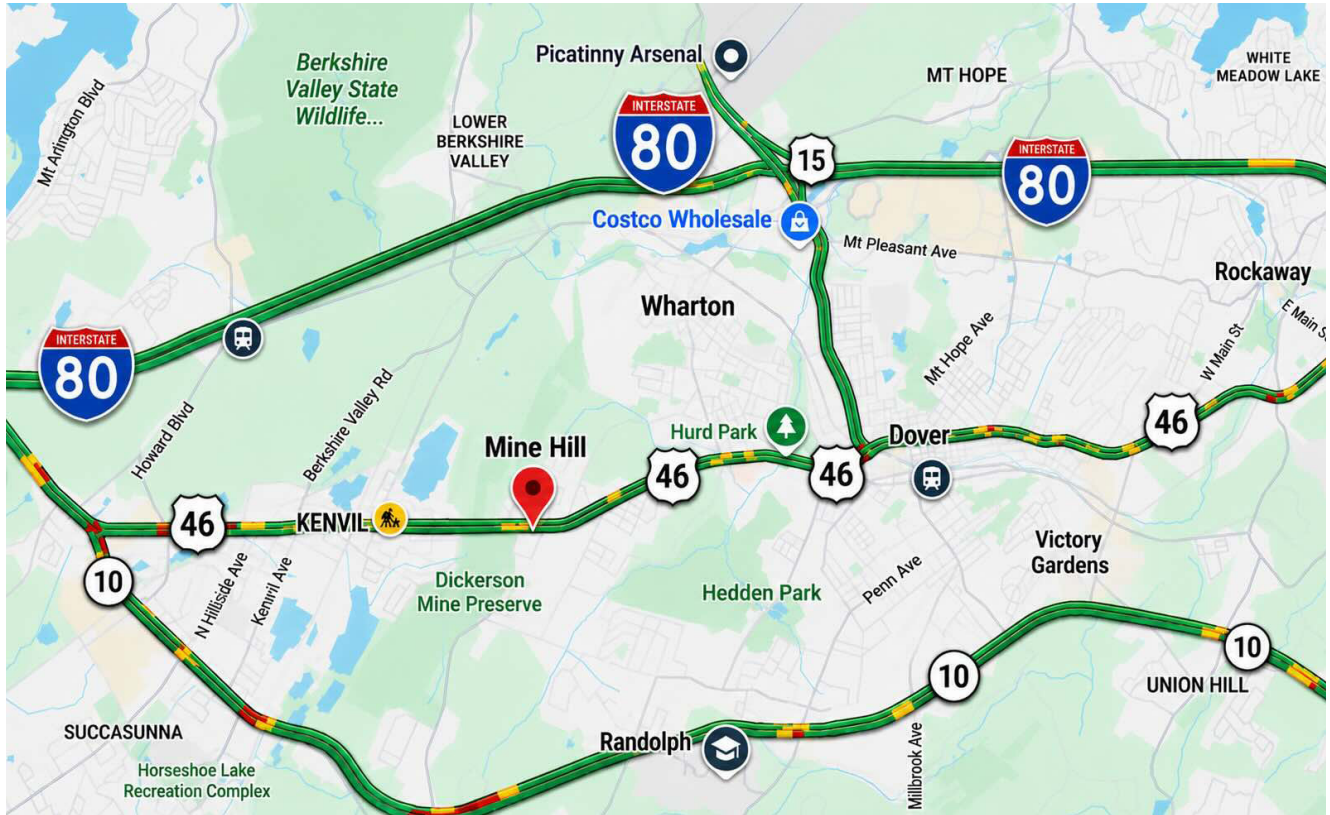
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254 Route 46 East

Map



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254 Route 46 East

Zoning C

Commercial Zone (C). nonresidential zone.

Principal permitted uses. [Amended 10-29-2013 by Ord. No. 11-13; 12-19-2013 by Ord. No. 14-13]

- (1) Retail goods and services stores, including food, drugs, drink, household supplies, home appliances stores, barbershops and beauty shops, shoe shops, clothing and apparel sales;
- (2) Furniture and household appliances sales.
- (3) Professional offices and banks.
- (4) Funeral homes.
- (5) Indoor theaters.
- (6) Laundromats and dry-cleaning stores.
- (7) Printing and publishing shops.
- (8) General office uses.
- (9) Schools.

Accessory uses.

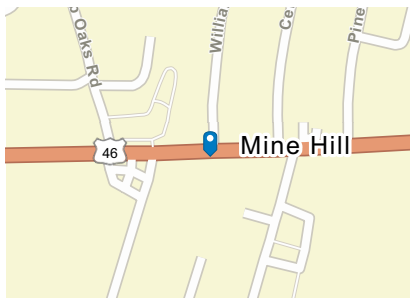
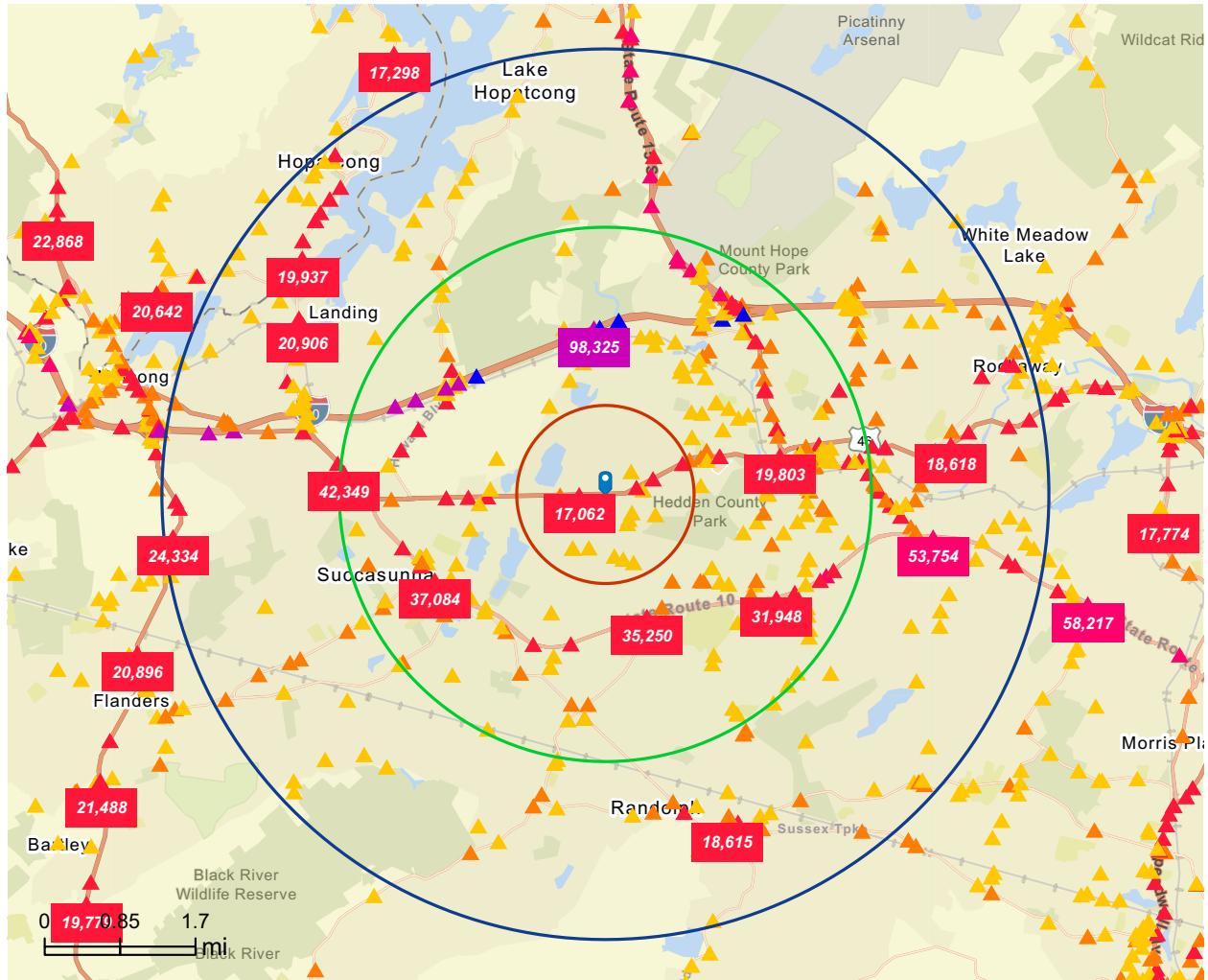
- (1) Public, private and commercial parking.
- (2) Accessory uses customarily incidental to the permitted principal use.

C. Conditional uses.

- (1) Essential services and structures.
- (2) Day-care centers.
- (3) Churches and similar places of worship.

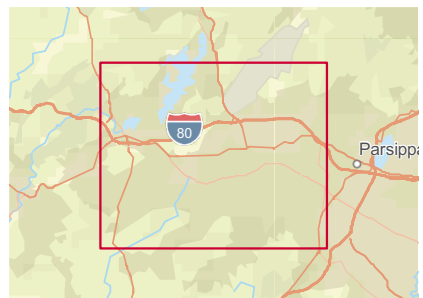
254 Route 46 East

Traffic Count



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



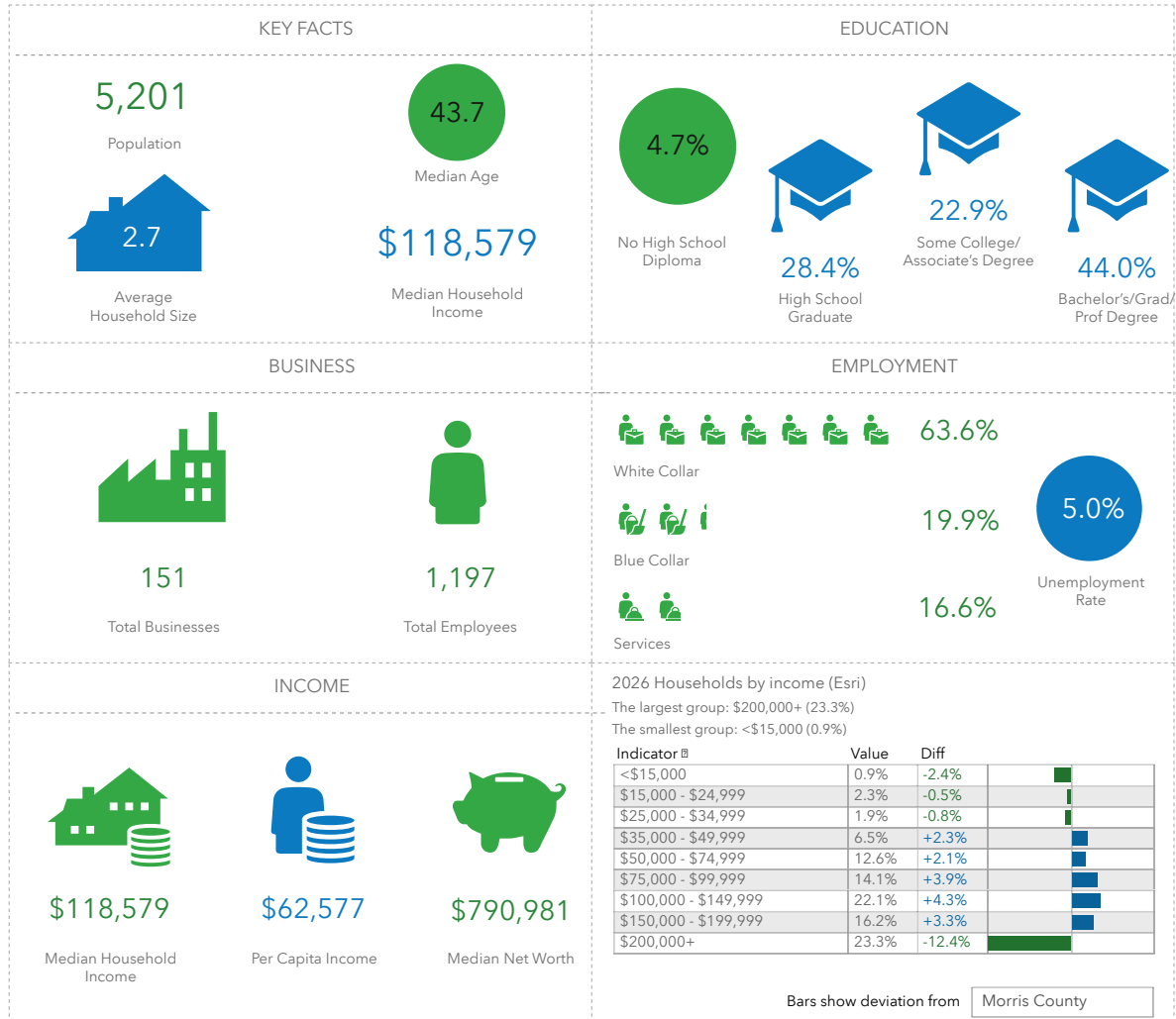
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254 Route 46 East

Key Facts



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