



WAYNE OFFICE

o. 973-696-8800|
1501 Hamburg
Turnpike | Wayne,
NJ 07470

CONTACT

c. (973) 557-7824
mrhauck007@gmail.com



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**Owner-User
Investment Opportunity**

Mixed-Use Property on Route 206



M I C H A E L H A U C K
REALTOR® SALES ASSOCIATE

Live / Work with Strong Investment Potential

Price: \$899,000

Building Size: 3,574 SF

Lot Size: 0.56 Acres

Highway Frontage: 272 Feet

Traffic Count: ~18,000 Vehicles Per Day

Zoning: PIC Zone

Property Type: Mixed-Use (Pre-Existing Non-Conforming Use)

Property Overview

Exceptional opportunity to acquire a high-visibility mixed-use property located directly along the Route 206 commercial corridor in Stanhope, New Jersey. The property offers a rare combination of residential income and flexible commercial / light industrial space, making it ideal for an owner-user, investor, or live-work business operator.

The property consists of a 3,574 square foot building situated on 0.56 acres with 272 feet of highway frontage along U.S. Route 206, providing excellent visibility and strong daily traffic exposure.

The building includes:

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- 1,154 SF three-bedroom residential apartment
- 2,420 SF retail / office / light industrial commercial space



The residential apartment is currently leased providing immediate income.

The commercial space is currently owner-occupied, presenting significant upside potential for leasing or continued owner-user operation.

This flexible configuration makes the property **ideal for contractors, service businesses, professional offices*, retail users*, or investors seeking a mixed-use asset with income and growth potential.**



Location Highlights

The property benefits from strong exposure along U.S. Route 206, a primary commercial route serving multiple communities in Sussex and Morris Counties. The corridor supports a variety of commercial uses and experiences approximately 18,000 vehicles per day, providing consistent business visibility.



Confidential Pre-Market Offering

This property is currently being offered exclusively as a pre-market opportunity and has not yet been publicly listed on major commercial marketing platforms. Qualified buyers and cooperating brokers may gain early access prior to broader market exposure. Additional property details, financial information, and showing access will be provided upon execution of a Non-Disclosure Agreement (NDA).



Contact for NDA and Showing Information

Contact today to request the NDA and schedule a pre-market showing opportunity.



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