



307-311 US Hwy 46, Little Ferry

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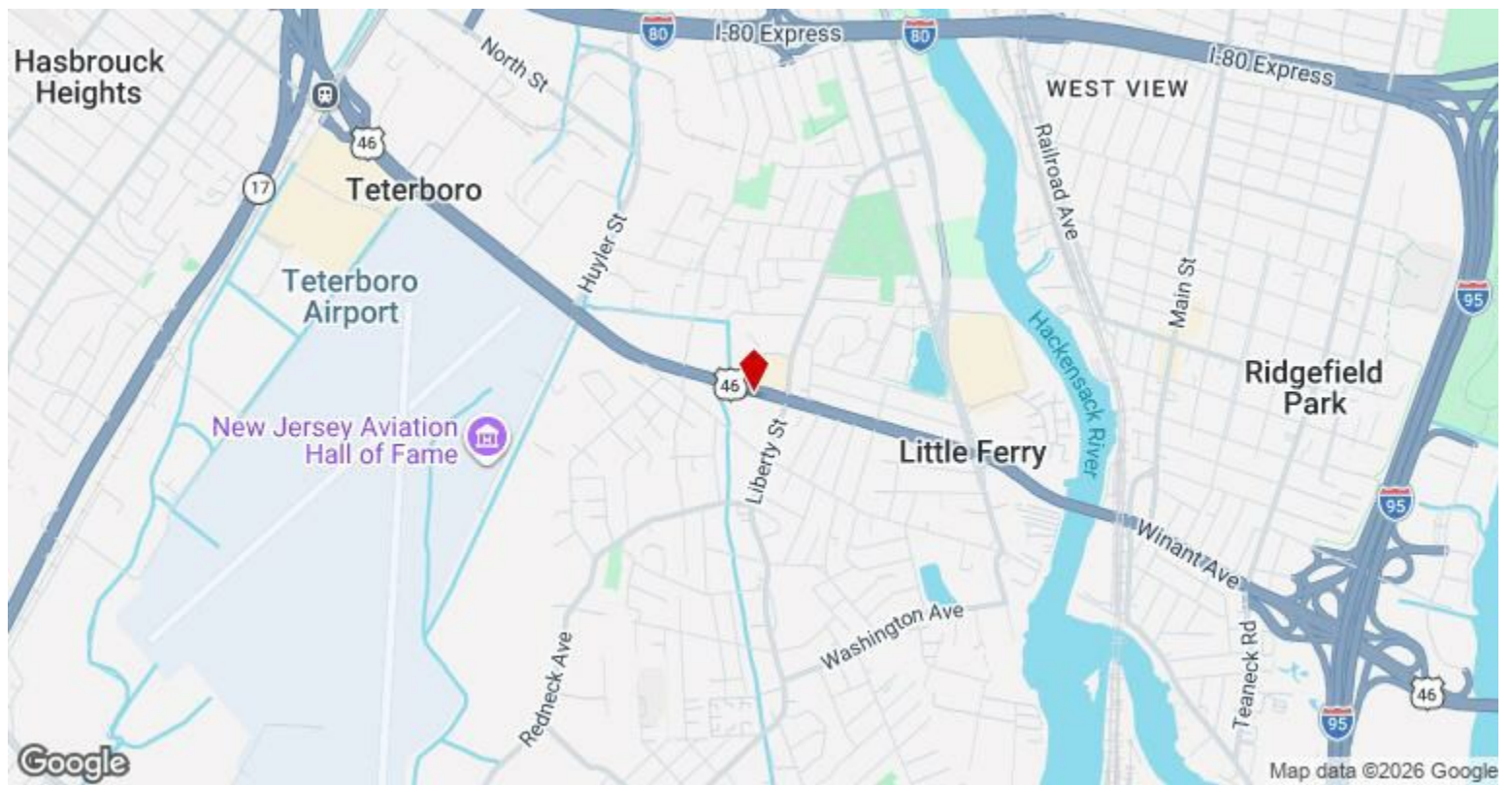
\$5,500,000

Highly visible Route 46 East commercial property offering ±13,417 SF of flexible retail, showroom, and service space across two connected buildings. Perfect for motorcycle dealership, outdoor power equipment sales, landscaping machinery, farm equipment dealer, or small engine repair operations seeking strong highway exposure and functional layout. The site features a large lower-level storage/basement area, ideal for inventory, equipment, or conversion to indoor parking, Total 0.518 Acres. This unique basement footprint provides operational efficiency rarely found along Route 46. Located in the BH Highway Business Zone, the property supports a wide range of commercial uses and offers significant value-add or redevelopment potential. Irregular lot dept 100 FT one side, 35 FT the other end....

- Heavey Highway Retail traffic
- Large Basement Storage with Conversion Potential
- Redevelopment-Ready Site in Designated Redevelopment Area



Price:	\$5,500,000
Property Type:	Retail
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	26,649 SF
Gross Building Area:	13,427 SF
Sale Conditions:	Building in Shell Condition
No. Stories:	1
Year Built:	1948
Tenancy:	Single
Clear Ceiling Height:	11 FT
Zoning Description:	BH
APN / Parcel ID:	30-00014-0000-00004
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	40 (Fairly friendly)

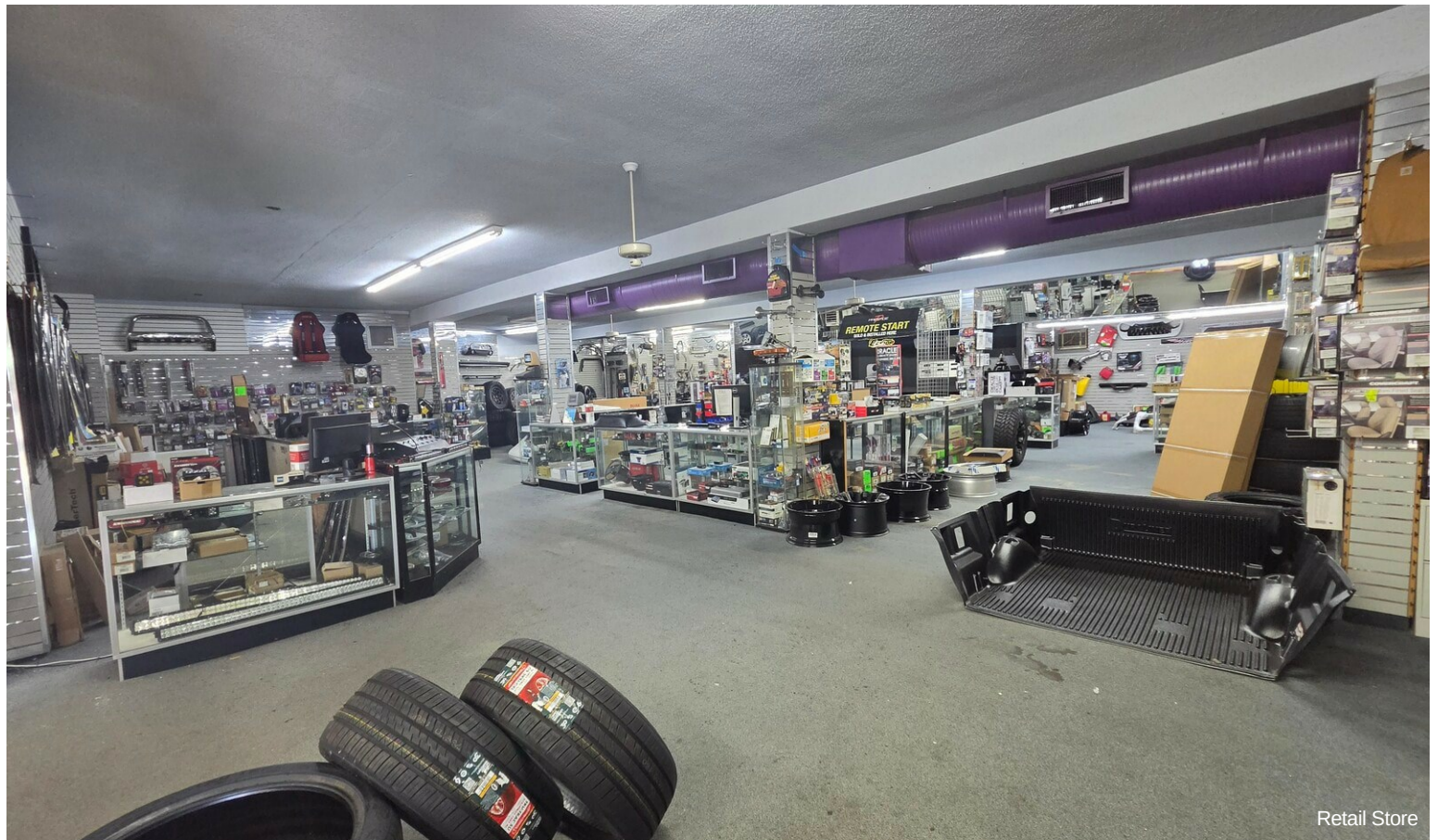


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Property Photos

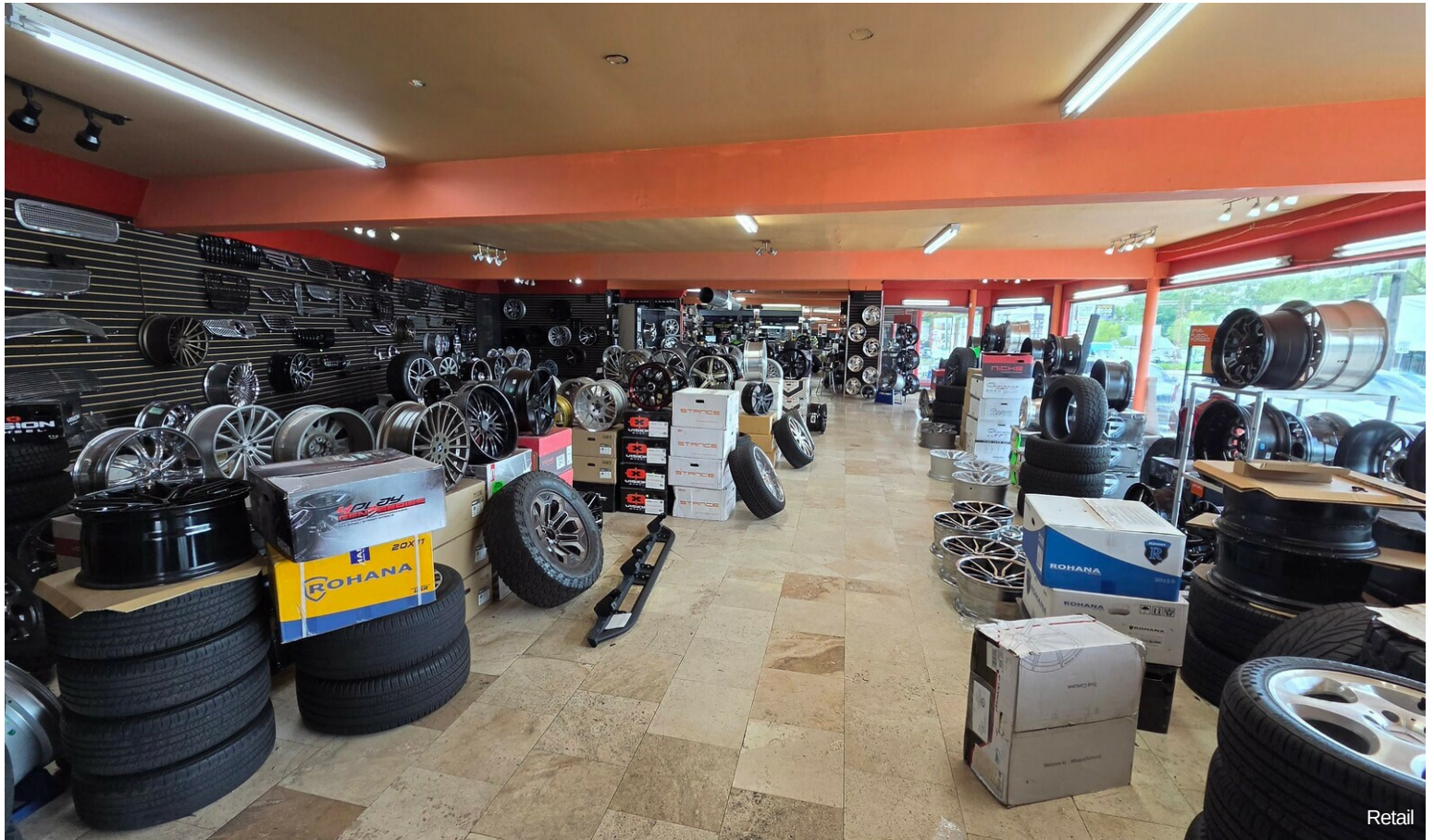


Basement Storage Entrance

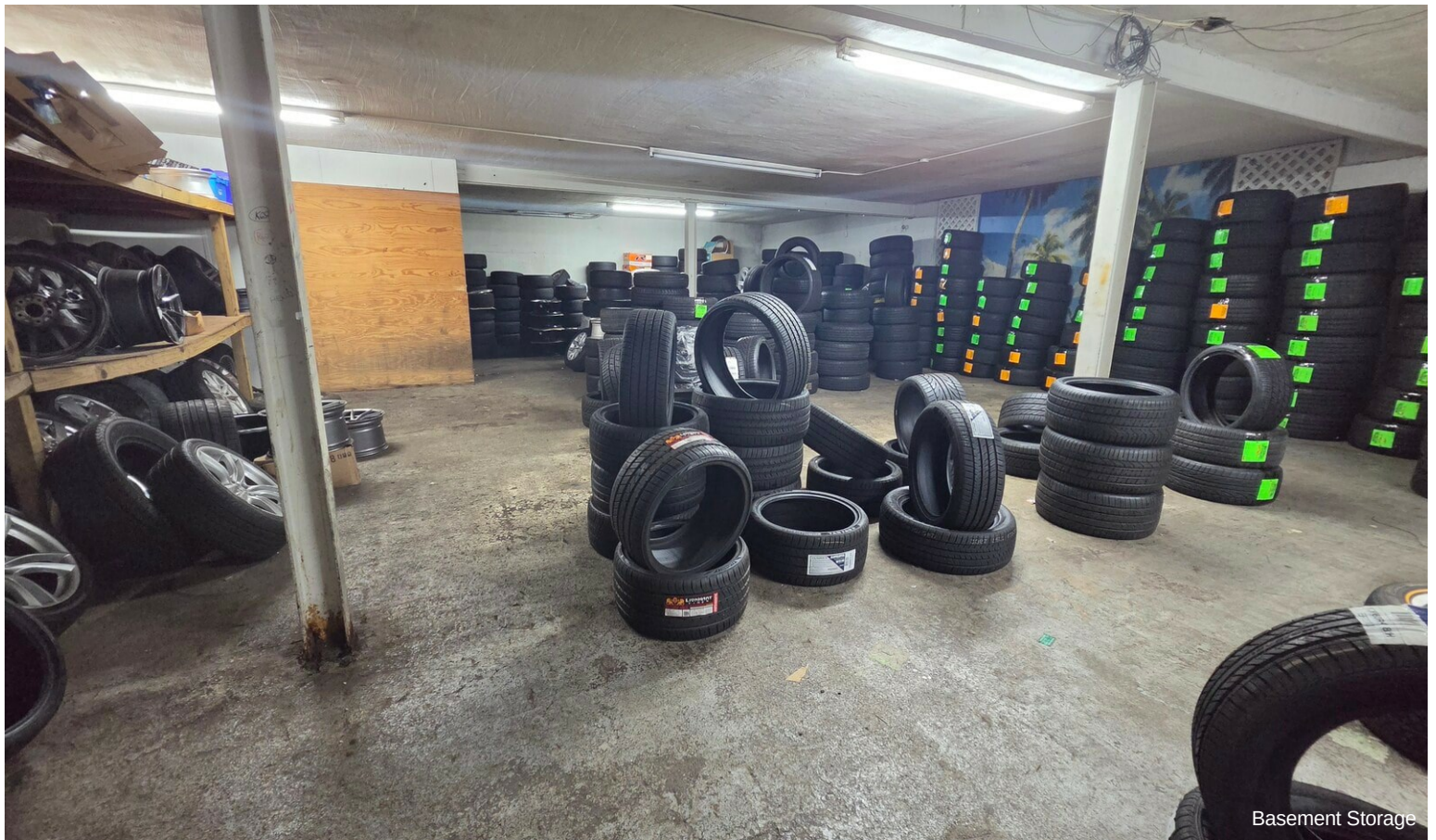


Retail Store

Property Photos



Retail



Basement Storage

Property Photos

