



Eagle Realty USA

# FOR SALE

## 148 Route 94, Blairstown, Warren County, NJ



- **LEASED!**
- Lot Size +/- 1 Acre
- Building Size +/- 3,042 SQ FT
- Ideal for Professional Office
- Traffic Light Controlled T-Intersection
- Traffic count on Route 94: 9,134 ADT (source: 2012 KSS Fuels- Google)
- Parking 12 space lot in rear of building
- 2 - Rear entrances from parking lot
- Septic & well
- Adjacent to Acme Plaza
- Across from Rite Aid
- Zoning HC-2 Highway Commercial
- Asking Price: Call for details

### Eagle Realty USA

Licensed Real Estate Broker

410 Route 10 West

Ledgewood, NJ 07852

“We Close Deals... That’s the Bottom Line”

For More Information Please Contact:

### Greg Giannini

Sales - Associate

Office: 973-598-1500 Ext 16

Cell: 973-229-9228

Greg@EagleRealtyUSA.net

### Gary J. Drechsel, Sr.

Member—Broker of Record

Office: 973-598-1500 Ext 11

Cell: 973-713-7700

Gary@EagleRealtyUSA.net

<i>Demographics</i>	<i>3 Mile</i>	<i>5 Mile</i>
<i>Average Household Income:</i>	\$103,463	\$102,869
2013 Esri		

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