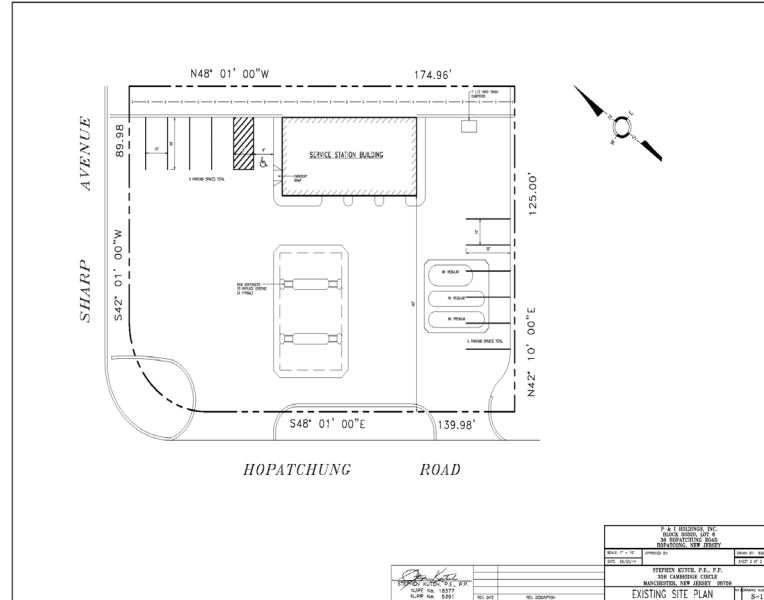




# Eagle Realty USA FOR SALE

## Gas Station For Sale 38 Hopatchung Rd Hopatcong, Sussex County, NJ



- **SOLD!**
- **Building Size:** +/- 1,850 Sq Ft
- **Property Size:** +/- 0.50 Acres
- **Current Use:** Gas Station & 3 Bay Auto Repair
- **Taxes:** \$15,198.26 (2013)
- **Zoning:** B-1
- **4 MPDS & Canopy**
- **Tanks:** 2-6K gal & 1-8K gal—DWFG Installed 2006
- **Approved for C-Store**
- **Area Tenants**



- **Purchase 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:  
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**Gary J. Drechsel, Sr.**  
Member—Broker of Record  
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All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



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# CLOSE AERIAL

38 Hopatchung Rd, Hopatcong, NJ

Latitude: 40.933879

Longitude: -74.660857



**SITE**



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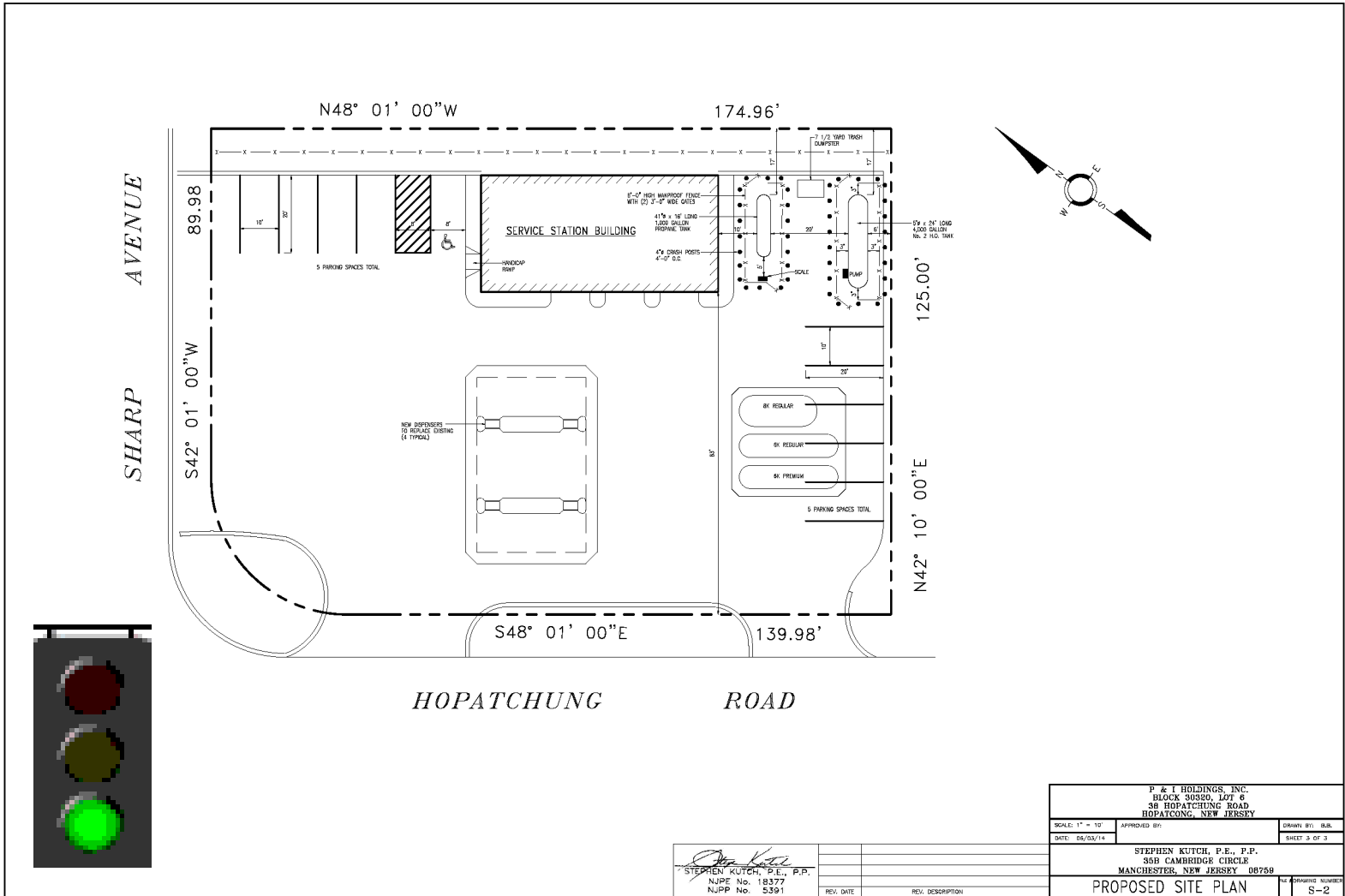
Eagle Realty USA

# PROPOSED SITE PLAN

38 Hopatchung Rd, Hopatcong, NJ

Latitude: 40.933879

Longitude: -74.660857



|  |              |                     |
|--|--------------|---------------------|
| P & I HOLDINGS, INC.<br>BLOCK 3032D, LOT 6<br>38 HOPATCHUNG ROAD<br>HOPATCHUNG, NEW JERSEY |              |                     |
| SCALE: 1" = 10'  | APPROVED BY: | DRAWN BY: B.A.L.    |
| DATE: 06/03/14   |              | SHEET 3 OF 3        |
| STEPHEN KUTCH, P.E., P.P.<br>358 CAMBRIDGE CIRCLE<br>MANCHESTER, NEW JERSEY 08759          |              |                     |
| PROPOSED SITE PLAN   |              | SHEET NUMBER<br>S-2 |

|   |                               |
|---|-------------------------------|
| [Signature]<br>STEPHEN KUTCH, P.E., P.P.<br>NJPE No. 18377<br>NJPP No. 5391 | REV. DATE<br>REV. DESCRIPTION |
|---|-------------------------------|

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