



Eagle Realty USA

Experience Counts!

Newton (Sussex County, NJ) 67 High Street

FOR SALE



- For Sale
- +/- 3,920 Sq Ft building of which +/-120 Sq Ft is a utility/heating room
- Zoning: T-6
- Public Water and Sewer
- Heating: Gas
- +/-25 Parking Spaces
- Two tenants currently occupy a portion of the building on month to month leases
- +/- 1 minute (+/- 0.5 miles) from Atlantic Health Systems- Newton Hospital, Barn Hill Care Center, Medical Arts Buildings and Newton Urgent Care
- For More Details Call Agent



Eagle Realty USA

Licensed Real Estate Broker
3 Laurel Drive, Suite A
Flanders, NJ 07836

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

For More Information Please Contact:

Gary J. Drechsel, Sr.

Member–Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net

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.



AERIAL VIEW 1

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SITE PHOTO

Newton (Sussex County, NJ) 67 High Street

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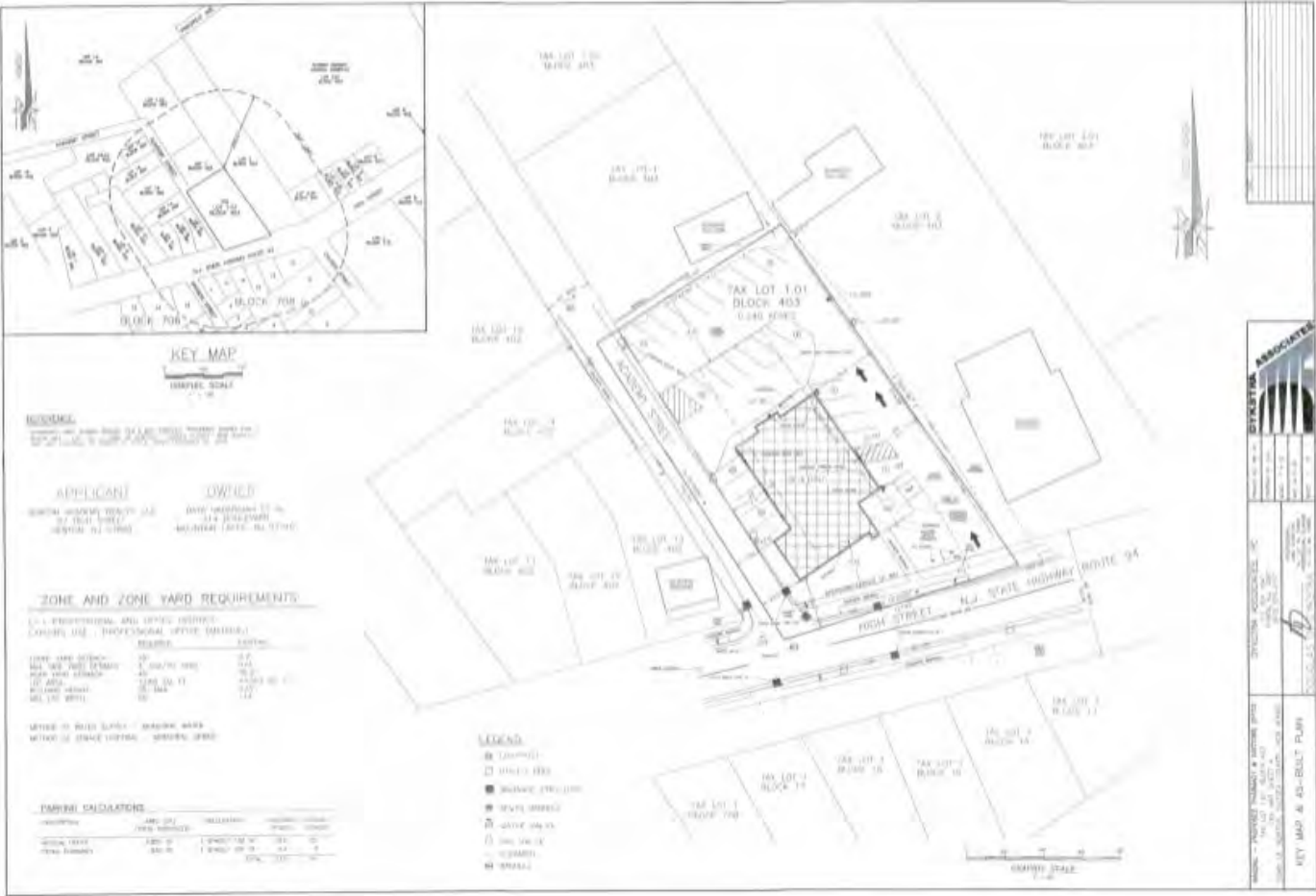
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SURVEY

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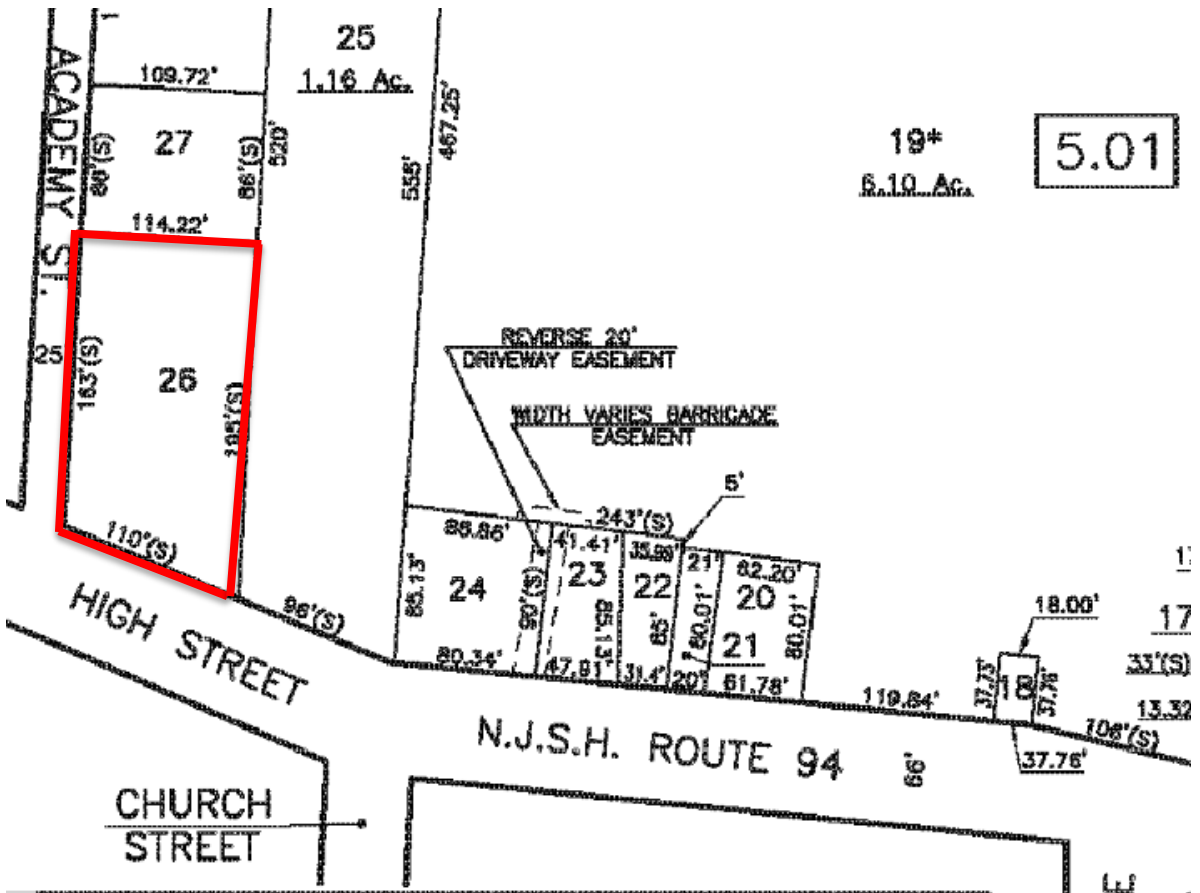
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TAX MAP

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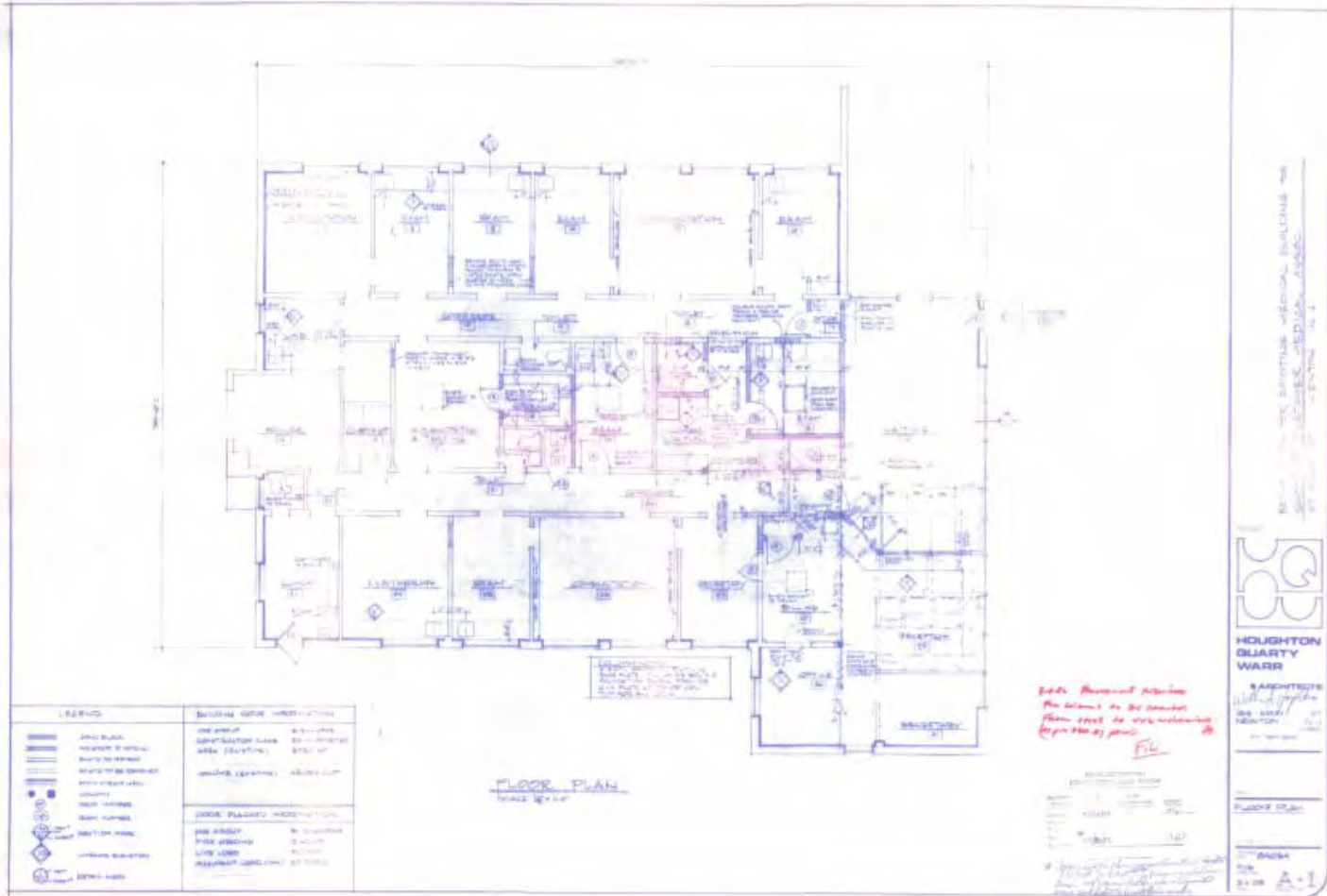
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FLOOR PLAN

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FLOOR PLAN

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FLOOR PLAN
AREAS:
EXISTING DOCTORS OFFICE 2,890.34 SQ. FT.
PROPOSED PHARMACY 830.50 SQ. FT.
TOTAL AREA 3,720.84 SQ. FT.

EXISTING DOCTORS OFFICE (2,890.34 SQ. FT.)
PROPOSED PHARMACY (830.50 SQ. FT.)
NEW REFR. WALLS REMOVE EXISTING DOORS
REMOVE EXISTING PARTITION WALLS
NEW ALUMINUM AND GLASS ENTRANCE
REMOVE EXISTING PLANTER

OUTLINE OF EXISTING CARPORT ABOVE

HIGH STREET ELEVATION

PHOTOGRAPH OF BUILDING EXTERIOR

PROJECT TEAM

ARCHITECT: HGW ARCHITECTS LLC
1000 NEW JERSEY
1000 NEW JERSEY
1000 NEW JERSEY

PHARMACY & DOCTORS OFFICE
47 HIGH STREET
NEWTON, NJ
LOT 1.01 BLOCK 433

SAM MADDALI
OF NEW JERSEY
EXCERPTOR

FLOOR PLAN ELEVATION

25-2032
PROJECT #
JST
REV. #1
2008.12.04
A-1

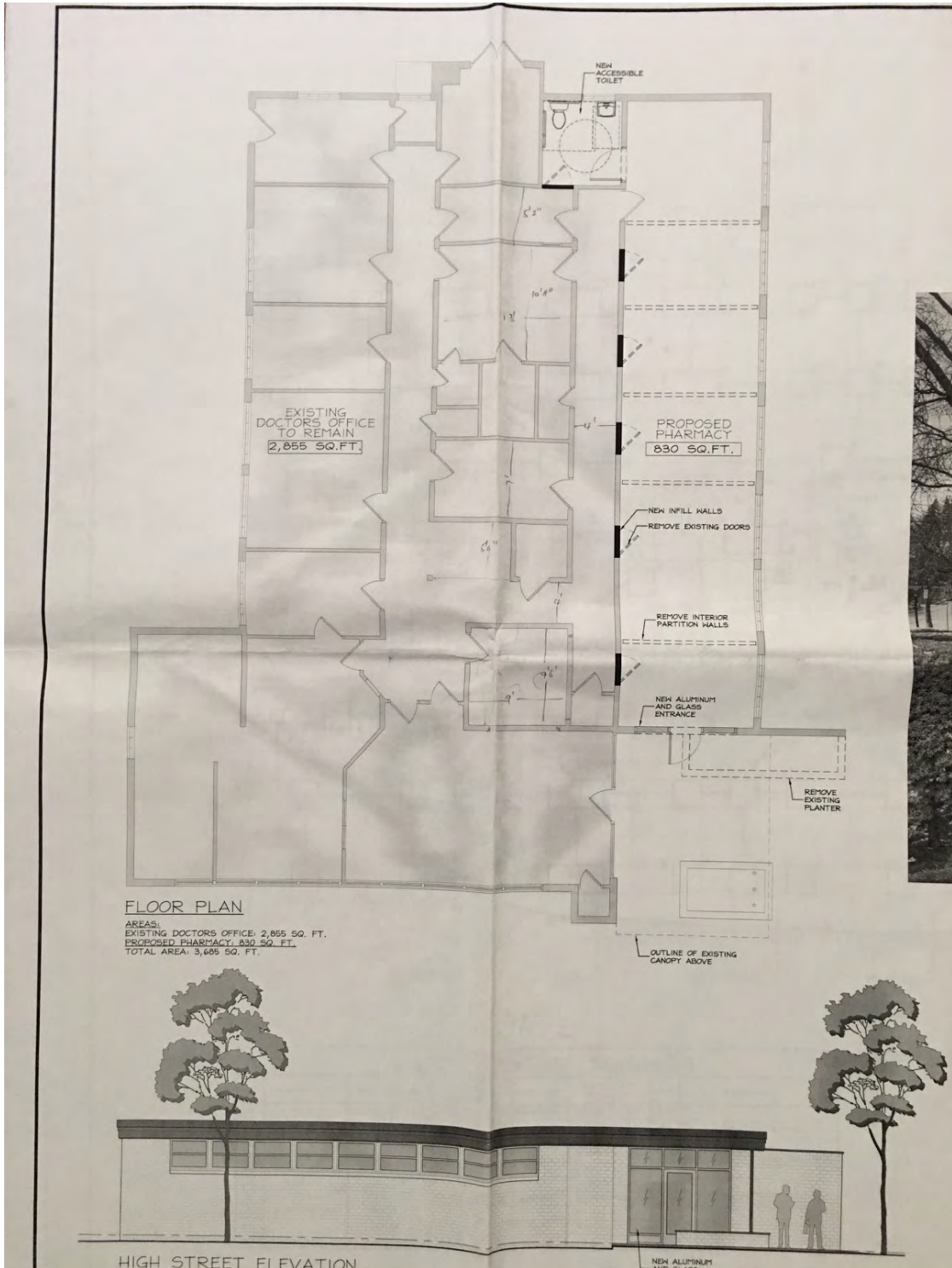
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