

410 Route 10 West
Suite 213
Ledgewood NJ 07852



Bus: 973-598-1500
Fax (973) 927-9974

“We Close DealsThat Is the Bottom Line”

County: **Sussex County**
Town: **Sparta**

Address: 53-A Sparta Ave

Size: +/- 2.6 acres

Asking Price: \$1,700,000

Current Use: Residential Care Facility

Building Size: Approx +/- 17,500 sq ft

Utilities: Property is currently utilizing Septic, but owner has paid
for Sewer allocation
Property has city water.
Property has Natural Gas line.

Zoning: TCC – Town Center Commercial

Comments: 20 Enclosed Rooms, 4 outside rooms
Owner requires 3 months notice, prior to closing, to vacate
tenants.
Excellent location within the TCC (Town Center
Commercial) zone with easy access to Rt 15 and Rt 517

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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 agreement.

Sparta/Sussex County/NJ

53-A Sparta Ave



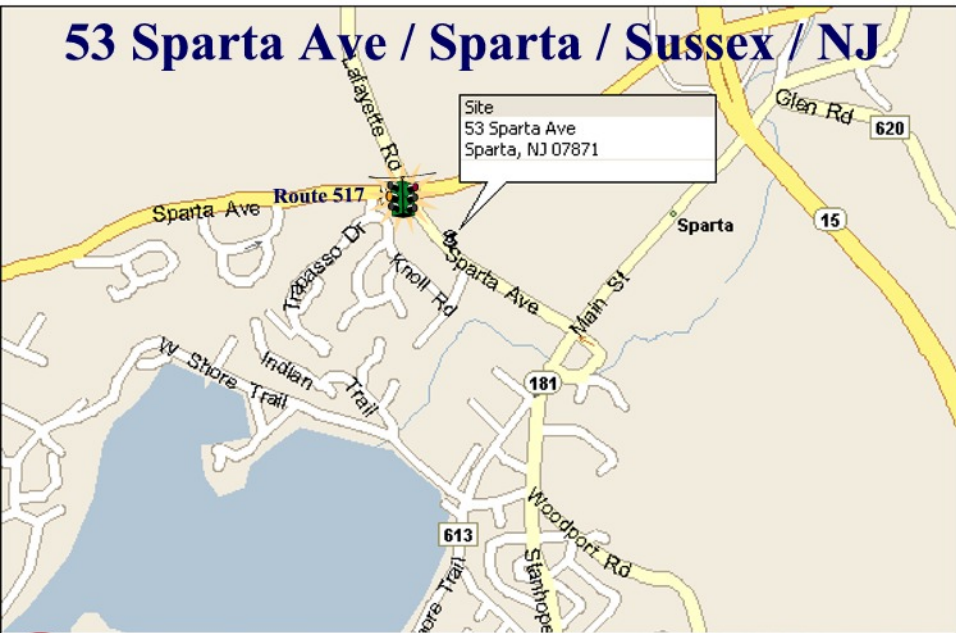
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53 Sparta Ave / Sparta / Sussex / NJ

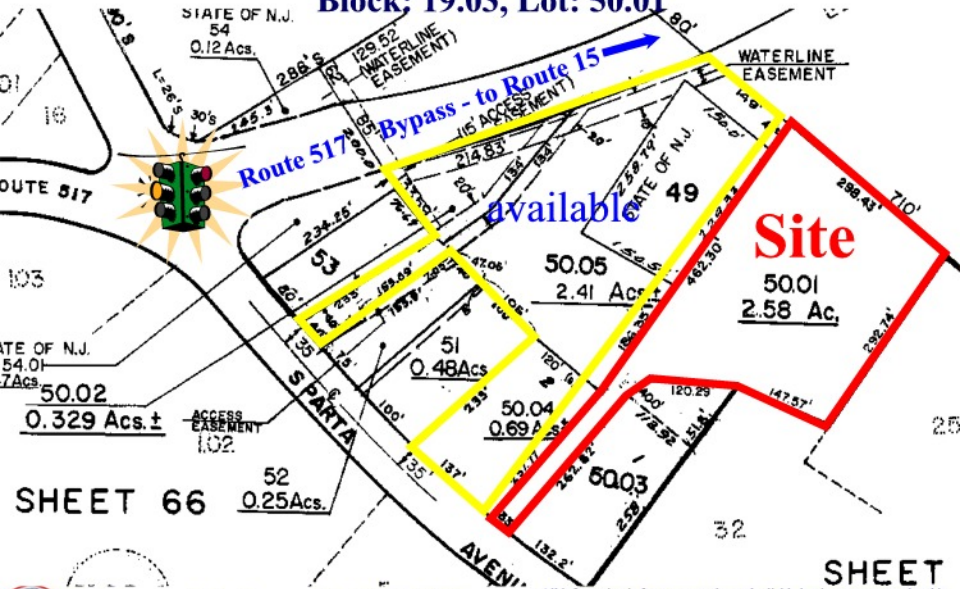


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**Sparta/Sussex County/NJ / 53-A Sparta Ave
Block; 19.03, Lot: 50.01**



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