

410 Route 10 West
Suite 213
Ledgewood, NJ 07852



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

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

**Pit Stop Restaurant & Bar
131 Lakeside Blvd.
Landing, New Jersey**

Location: 131 Lakeside Blvd.
Landing, Morris County, New Jersey

Block and Lot: Block 10902, Lot 5

Lot Size: +/- .66 Acres

Building Size: Approximately +/- 1,500 sq ft 1st Floor
+/- 1,100 sq ft 2nd Floor

Existing Tenants: Restaurant and Bar

For Sale: Asking \$595,000.

Taxes: 2004 Property Tax= \$10,424

Frontage: Approximately 149’ on Lakeside Blvd.

Current Zoning: B-1 Commercial

Comments: **Active Restaurant and Bar. Sales includes property, building and equipment. Large 6 room apartment on second floor and third floor. Liquor license sold separately for \$650,000.**

LICENSED REAL ESTATE BROKER
Visit: www.EagleAmericanRealty.com

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.

131 Lakeside Boulevard, Landing / Morris County, New Jersey

**Pathmark
Shopping Center**

Lakeside Boulevard

7-11 Store

Dunkin Donuts

Post Office

SITE

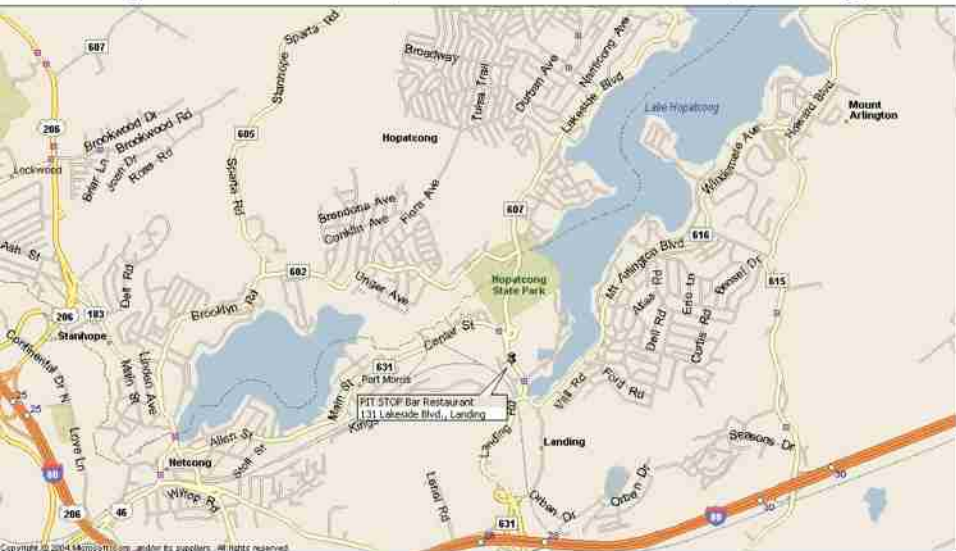


Eagle American Realty, Inc.
Licensed Real Estate Broker
410 Route 10 West/ Suite 213
Ledgewood, New Jersey 07852

Tel: 973-598-1500
Fax: 973-927-9974
EagleAmericanRealty.com

All information is from sources deemed reliable and same is subject to errors, omissions, change of price, terms rentals, prior sale and withdrawal without notice.

Pit Stop Restaurant & Bar, 131 Lakeside Boulevard, Landing, NJ



Copyright © 2004 MapInfo Corp. and/or its suppliers. All rights reserved.



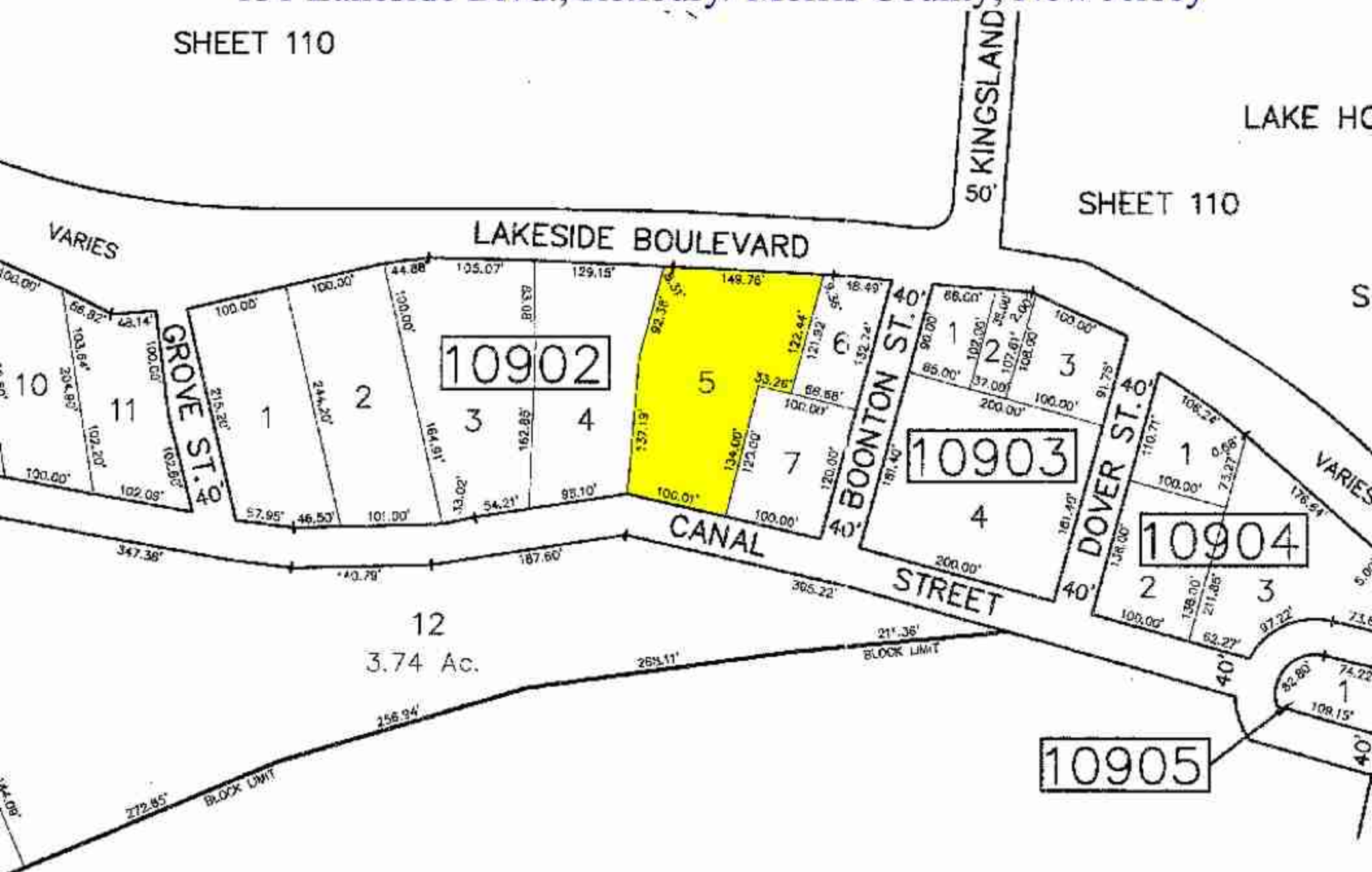
Eagle American Realty, Inc.
Licensed Real Estate Broker
410 Route 10 West/ Suite 213
Ledgewood, New Jersey 07852

Tel: 973-598-1500
Fax: 973-927-9974
EagleAmericanRealty.com

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.

131 Lakeside Blvd., Roxbury/ Morris County, New Jersey

SHEET 110



12
3.74 Ac.



Eagle American Realty, Inc.
Licensed Real Estate Broker
410 Route 10 West/ Suite 213
Ledgewood, New Jersey 07852

Tel: 973-598-1500
Fax: 973-927-9974
EagleAmericanRealty.com

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.