



“We Close Deals.....That is the Bottom Line”

**County:** Sussex  
**Town:** Hopatcong  
**Block:** 30327  
**Lot:** 1  
**Address:** 36 Hopatchung Rd

**Intersection:** Hopatchung Rd & Sharp Ave

**Property Size:** 209 x 95 +/- 0.455 Acres

**Existing Building:** First Floor +/- 2300 sq ft (Exterior Building Measurement)  
Basement +/- 700 sq ft

**Former Use:** Bank

**Utilities:** Public Water & Septic / City Sewer may be available in approximately six months check with local municipality  
Heat: Oil (Underground Storage Tank)

**Zoning:** B-1

**Traffic Light:** Yes

**Available Parking:** +/- 13 spaces

**Price:** \$850,000.00 (25% Premium Will Be Added For Bank Use)

**Taxes:** Approximate 2004 real estate tax liability \$17,800

**Comments:** Site offers excellent visibility at traffic controlled intersection in Hopatcong's downtown retail market, and great opportunity to retrofit existing building into retail use.

**LICENSED REAL ESTATE BROKER**  
Visit: [www.EagleAmericanRealty.com](http://www.EagleAmericanRealty.com)

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# 36 Hopatchung Rd / Hopatcong / Sussex Co / NJ



Rite Aid  
Quick Chek

Sovereign Bank

Hopatcong Shopping  
Center

Municipal  
Building

U.S. Post Office

**SITE**



Eagle American Realty, Inc.  
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Fax: 973-927-9974  
Licensed Real Estate Broker

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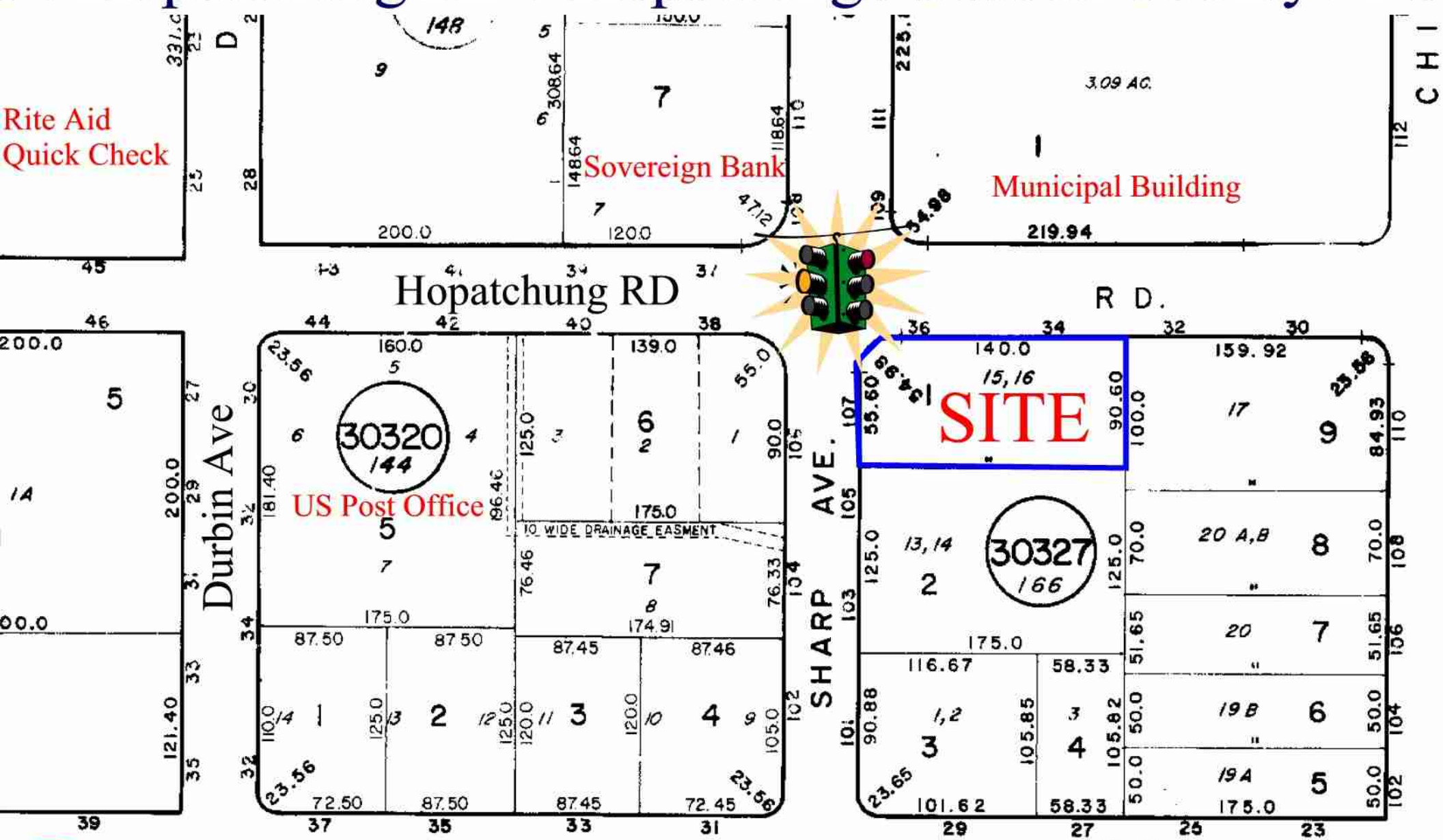


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### B-1 Retail Business Zone.

A. Permitted principal uses. The following are permitted principal uses in the B-1 Zone:

(1) Stores for the retail sale of goods, such as:

- (a) Grocery stores.
- (b) Drugstores.
- (c) Dry goods stores.
- (d) Meat and poultry stores.
- (e) Baked goods stores.
- (f) Packaged liquor stores.
- (g) Flower shops.
- (h) Confectionery stores.
- (i) Household supplies stores.
- (j) Stationary supplies stores.
- (k) Haberdashery, dress goods and notions.
- (l) Hardware, plumbing supplies and electrical appliances.

(2) Fences.

(3) Other customary accessory uses and buildings, such as detached garages, yard utility buildings and off-street open parking, provided that such uses are incidental to the principal use and do not constitute another principal use.

C. Conditional uses. The following are permitted conditional uses in the B-1 Zone:

(1) Public utility installations and public utility garages.

(2) Public garages and gasoline stations.

(3) Philanthropic and eleemosynary uses.

D. Requirements. Area, yard and building requirements shall be as follows:

(1) Minimum lot size.

(a) Interior: 12,000 square feet.

(b) Corner: 14,000 square feet.

(2) Minimum lot width.

(a) Interior: 90 feet.

(b) Corner: 115 feet.

(3) Minimum lot depth: 100 feet.

(4) Minimum front yard setback: 25 feet.

(5) Minimum side yard setback. [Amended 4-5-1990 by Ord. No. 11-90]

(a) Principal building: 10 feet.

(b) Accessory building: six feet or 1/2 the height of the accessory building, whichever is greater.

(6) Minimum rear yard setback. [Amended 4-5-1990 by Ord. No. 11-90]

(a) Principal building: 20 feet.

(b) Accessory building: six feet or 1/2 the height of the accessory building, whichever is greater.

(7) Maximum building height. [Amended 4-5-1990 by Ord. No. 11-90]

(a) Principal building: the lesser of 35 feet or 2 1/2 stories.

(b) Accessory building: 18 feet.

(8) Maximum lot coverage: 65%.

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