



“We Close.....That’s the Bottom Line”

County/Twp: Morris County / Roxbury
Town: Kenvil
Block: 4001
Lot(s): 9

Address: 760 Route 46 East, Kenvil

Lease Space: +/- 900 sq ft
+/- 900 sq ft

Lease Price: \$16.00 sq ft gross (includes taxes and insurance)
+ \$50.00 month maintenance fee

Utilities: Tenants Responsibility + garbage

Current Zoning: B-2 Commercial

Current Tenants: Job Connection 2 M Computers Cell Phone
Chappy’s Pizza Soro Therapist China King
Door Gallery DJ World Hair / Nails
Arnold Outlet Karate Deli
Laundromat Flowers / Gifts Dry Cleaner
Krausers

Comments:

- Excellent highway visibility
- Both units can be combined for +/- 1800 sq ft
- Located at intersection of Route 46 & Hillside Ave.
- Corner with traffic light
- Easy access to Route 10 & Route 80
- Building size = +/- 25,000 sq ft

LICENSED REAL ESTATE BROKER
Visit: www.EagleAmericanRealty.com

Roxbury/Morris County/NJ 760 Route 46, Kenvil



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