



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

County:	Sussex County
Town:	Sparta
Address:	53 Sparta Ave, Sparta NJ
Property Size:	+/- .69 acres
Sale Price:	\$1,300,000
Strip Mall Size:	+/- 6200 sq ft
Utilities:	City water / Septic (sewer line completed last year on Sparta Ave)
Current Zoning:	TCC – Town Center Commercial
Current Use:	Strip Mall
Current Tenants:	<ul style="list-style-type: none">- Tile Warehouse- New Image Body Center (Lease signed)- Carafello Restaurant
2004 Taxes:	\$14,645.80
Frontage:	+/- 137 ft along Sparta Ave (Route 181)
Comments:	Excellent highway visibility. Located in the heart of the Sparta Retail market.

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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. Broker is not liable for any information provided herein, and all information should be independently verified prior to entering into any binding agreement.

Sparta/Sussex County/NJ

53 Sparta Ave



Eagle American Realty, Inc.
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53 Sparta Ave / Sparta / Sussex / NJ

**Tile
Warehouse**

New Image Body Center

Carafellos

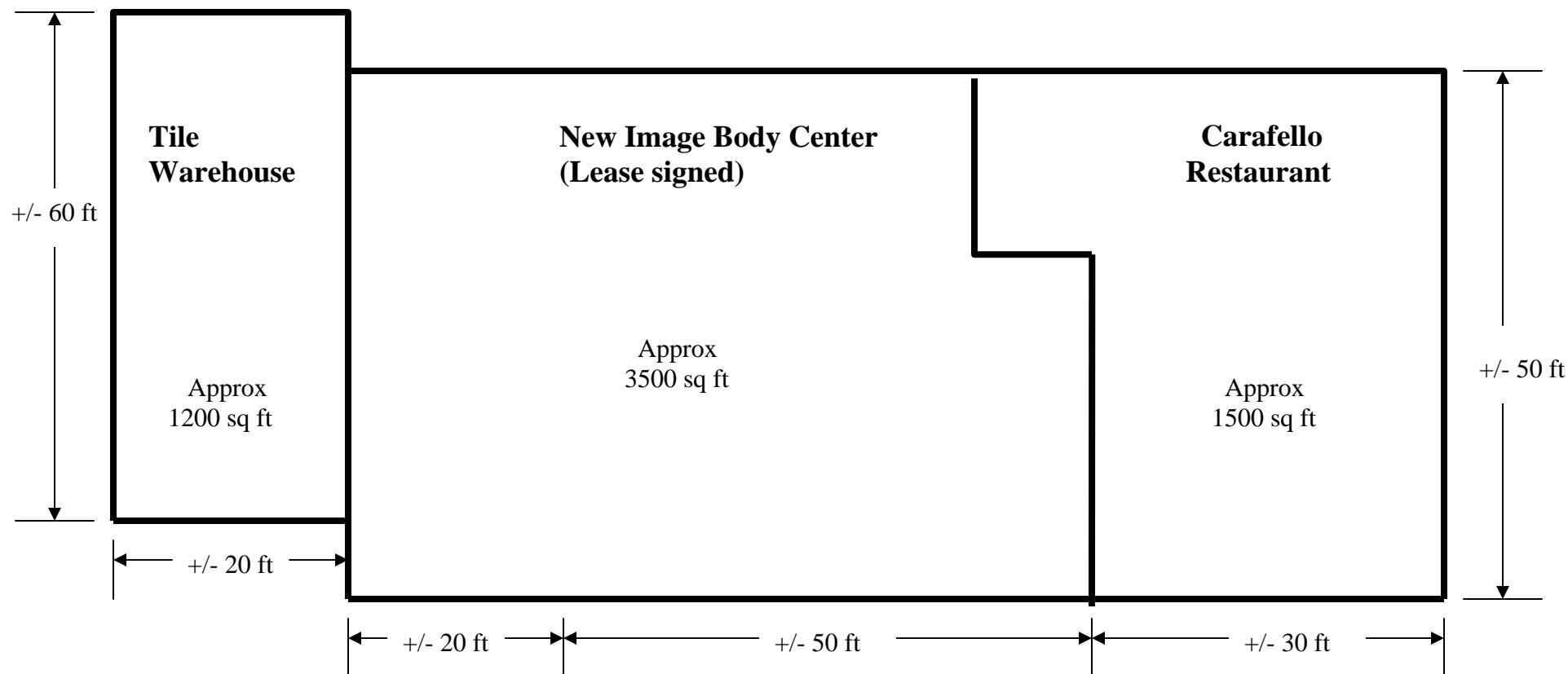


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#53 Sparta Ave – Strip Mall Rough Layout



Approx Total = 6,200 sq ft
All measurements are approximate

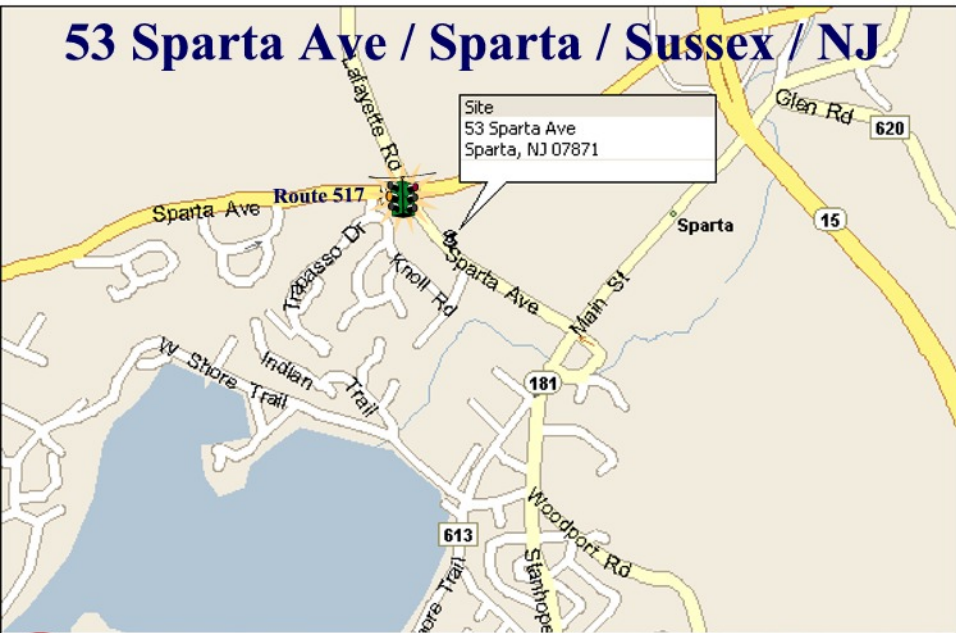


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