



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

County: Morris
Town: Ledgewood/ Roxbury Township
Block: 6601
Lot: 27 & 28

Address: 1131-1133 Route 46 West

Sale Price: \$1,500,000
Lease Price: \$120,000 / year

Intersection: Intersection of Route 46 and Route 10

Property size: 1.52 acres

Building: Existing Sandwiches Unlimited (vacant)

Frontage: 207’ frontage

Zoned B-2 Commercial

Comments: This high visibility property is located at the intersection of Route 46 & Route 10. The property is located on the Westbound side of Route 46 which would be the home bound side. The property has an existing building that could be utilized as well.

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1131 Route 46/ Morris County/ Ledgewood, New Jersey

**BJ's
Wholesale**

Route 10

**1.52
acre
Site**

McDonalds

Route 46

KFC

**Outback
Steakhouse**

Ledgewood Post Office

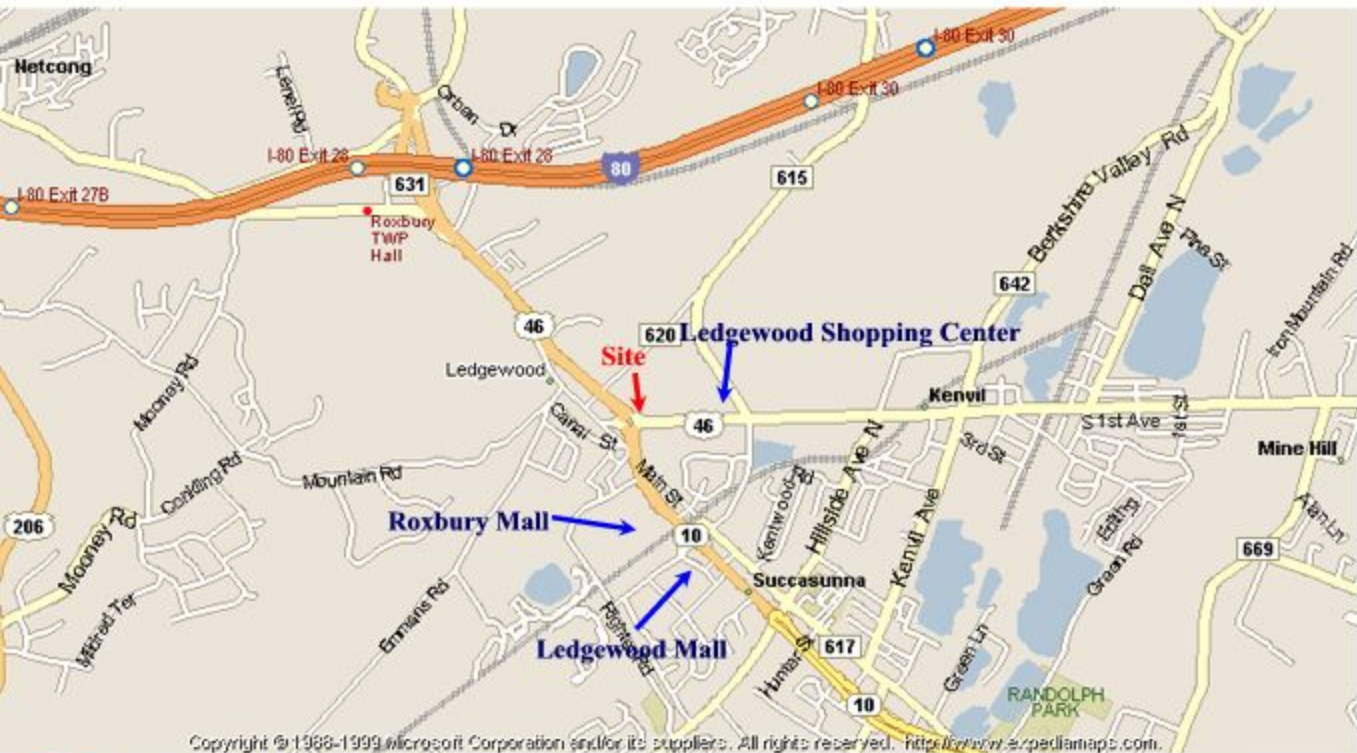


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1131-1133 Route 46/ Morris County/ Ledgewood, New Jersey



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