



“We Get Results.....That’s the Bottom Line”

County: Morris County
Town: Rockaway Borough
Address: 337 Route 46, Rockaway
Size: Approx 2820 sq ft (2337 retail + 483 storage)
Rent: \$13.00 sq ft gross (includes taxes, insurance, and CAM, with the exception of snow removal, which is shared by the tenants.)
Availability: January 3, 2003
Current Use: Liquidation Bazaar
Utilities: Tenants responsibility + garbage
Other Tenants: Just Birds, Ti-Amo / Video, Nail Creations
Dial-A-Mattress, Cleaners, Martial Arts
Lease Term: 3 years, with two 3 year options
Deposits: Two months security + 1 month rent at signing of lease
Escalators: Taxes and insurance increases yearly
Option increases will be at 10% or CPI, whichever is higher.
Parking: Additional parking is shared with King of Carpets lot
Comments: Space will be delivered in “As Is” condition
Private Bathroom
Back Door
Side loading area w/ overhead rollup door

LICENSED REAL ESTATE BROKER
Visit: www.EagleAmericanRealty.com

Rockaway / Morris County / NJ

337 Route 46



King of Carpets

Site

Route 46

Strip Mall



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Licensed Real Estate Broker

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.

Leased

A photograph of a commercial building, possibly a retail store, with a large yellow 'Leased' watermark overlaid on it. The building is a single-story structure with a light-colored facade. In the foreground, there is a paved parking lot with several cars parked. To the left of the building, there is a tall signpost with multiple signs, including one that says 'WYCKOFF'. The background shows a clear blue sky and some trees. The overall scene is a typical commercial property advertisement.