



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

**County:** Morris  
**Town:** Succasunna, NJ  
**Block:** 5201  
**Lot(s):** 10 & 5

**Location:** 240 Route 10 West

**Current Use:** Vacant: Retail Building, Land, and Residence

**Current Zoning:** B – 2 Highway Business District

**Lot Size:** +/- 0.5037 Acres

**Asking Price:** \$795,000

**Asking Rent:** To Be Determined

**Maintenance, Taxes, & Insurance:** To be paid by Purchaser / Tenant

**Parking:** +/- 10 spaces

**Previous Use:** Retail Musical Instruments

**Comments:**

Parcel is a highly visible location on the homebound section of Route 10 West. Property has approximately 100 feet of frontage along Route 10, with ingress and egress located on both Route 10 West and Main Street. Area tenants include: Shop Rite, Home Depot, Wal-Mart, Kohl’s, Macy’s, Marshall’s, Barnes and Noble, Sports Authority, Linen’s N Things, Men’s Warehouse, Walgreen’s, Circuit City, Wiz, P. C. Richards, Marty’s Shoes, Karin’s Kurtains, Annie Sez, Kay Bee Toys, Cinema 10 Theatres, Red Lobster, Ruby Tuesday’s, McDonald’s, Wendy’s, Boston Market, Taco Bell, Burger King, Fleet Bank, Valley National Bank.

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

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# 240 Route 10 West Succasunna/Morris County/NJ



Eagle American Realty, Inc.  
Licensed Real Estate Broker  
410 Route 10 West/ Suite 213  
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This sheet was prepared utilizing computer aided drafting. Deeds, record plats and maps were computed using coordinate geometry, then overlaid on aerial planimetrics which were compiled in the New Jersey System of Plane Coordinates, based on the North American Datum of 1983.

NEW JERSEY DEPARTMENT OF THE TREASURY  
 DIVISION OF TAXATION  
 PROPERTY ADMINISTRATION  
 APPROVED AS A TRUE AND CORRECT COPY TO THE AUTHORITY OF  
 N.J.A.C. 17:27, 17:28, 17:29  
 FOR THE RECORDING OFFICE OF MORRIS COUNTY  
 Matthew L. Martini, L.S.  
 William Black, Supervisor, Business Services  
 DATE: JUL 17 2001 SERIAL NO. 791

TAX MAP  
 TOWNSHIP OF ROXBURY  
 MORRIS COUNTY, NEW JERSEY  
 SCALE: 1"=100' OCT. 1, 1998  
 MATTHEW L. MARTINI, L.S.  
 900 LANIDEX PLAZA  
 PARSIPPANY, NEW JERSEY



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