

410 Route 10 West  
Suite 213  
Ledgewood, NJ 07852



Tel: 973-598-1500  
Fax: 973-927-9974

**Parsippany, New Jersey**  
**108-130 Route 46 West**  
**Block: 693 Lot: 24**

**Site Size:** 1.78 Acres

**Dimensions:** Irregular

**Frontage:** 332' on Route 46

**Price:** \$1,300,000.

**Current Zoning:** B-2 Highway Development

**Coverage:** 20% with roof & 90% impervious

**Current Use:** Retail – Jersey Paint Store

**Taxes:** \$12,791

**Comments:**

Property is located on the West bound side of US Rt. 46., directly across the street from the Rutgers Village Apt. Complex (422 units). The DOT has done extensive research and has determined that a Jug handle should be added coming off Rt. 46 onto Edwards Rd. This would eliminate the Shell Gas Station located at the corner.

LICENSED REAL ESTATE BROKER

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

# Jersey Paint / Parsippany-Troy Hills / Morris County / New Jersey



Eagle American Realty, Inc. Tel: 973-598-1500  
410 Route 10 West/ Suite 213 Fax: 973-927-9974  
Ledgewood, New Jersey 07852 Licensed Real Estate Broker

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108-130 Route 46

Parsippany/Morris County/NJ

# SOLED!

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