



“We Close Deals.....That Is The Bottom Line”

County: Morris
Town: Landing, NJ
Block: 11001
Lot(s): 3

Location: 142 Lakeside Boulevard

Current Use: Retail (The Music Den) & Office Complex

Current Zoning: B – 1 Limited Business District

Lot Size: +/- 0.4247 Acres

Asking Price: \$595,000

Asking Rent: To Be Determined

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

Parking: +/- 16 spaces

Comments:

Parcel is a highly visible location on Lakeside Boulevard. Property has approximately 100 feet of frontage on Lakeside Boulevard. Ingress and egress is also located on Lakeside Boulevard. Area tenants include: Wachovia Bank, Dunkin Donuts, 7 – 11, United States Post Office, Pathmark, McDonald’s, and GNC.

LICENSED REAL ESTATE BROKER
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 without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.

131 Lakeside Boulevard / Landing (Roxbury Twp.) / Morris County / NJ

Pathmark
Shopping Center

Music Den
SITE

7-11 Store

Dunkin Donuts

Post Office

Wachovia
Bank

SOLD

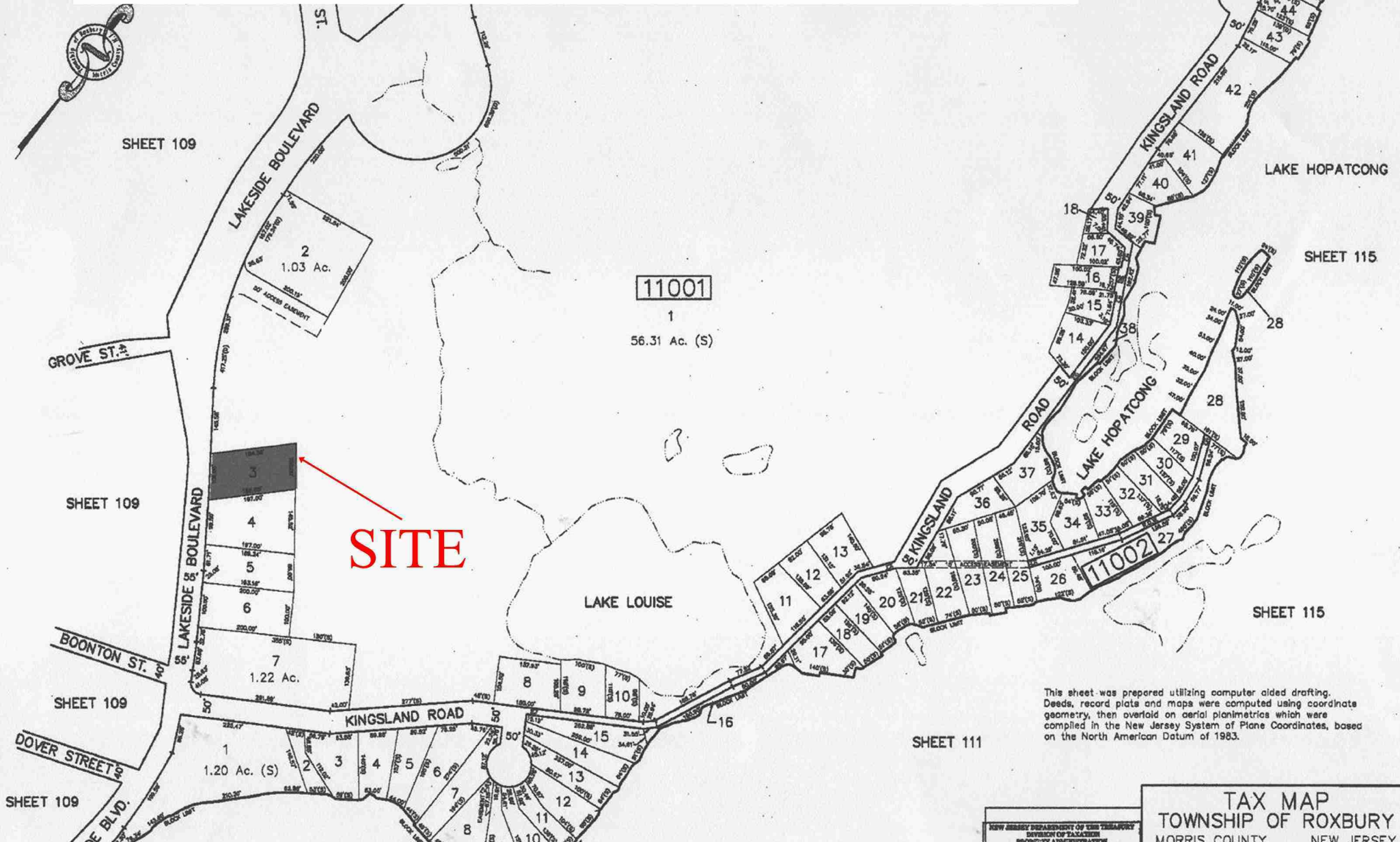


Eagle American Realty, Inc.
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Licensed Real Estate Broker

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142 Lakeside Boulevard / Landing (Roxbury Twp.) / Morris County / NJ



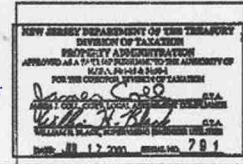
SITE

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.

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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

SOLD

The Music Den
A Complete Music Center
770-1188

Single American Realty, Inc.
FOR SALE
973-898-1300
Buyer's Broker
OWNER CONTRACT