



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

**County:** Sussex County  
**Town:** Hopatcong  
**Block:** 10701  
**Lot:** 2

**Address:** 40 Lakeside Boulevard, Hopatcong, NJ

**Asking Price:** \$2,550,000

**Size:** +/- 2.8 acres

**Zoning:** Current zoning as of 9-20-03:  
Fronting Lakeside Blvd: B-2  
Rear of Lot: R-2 (see attached zoning map)

**Frontage:** +/- 420 ft on Lakeside Boulevard

**Traffic Pattern:** Workbound

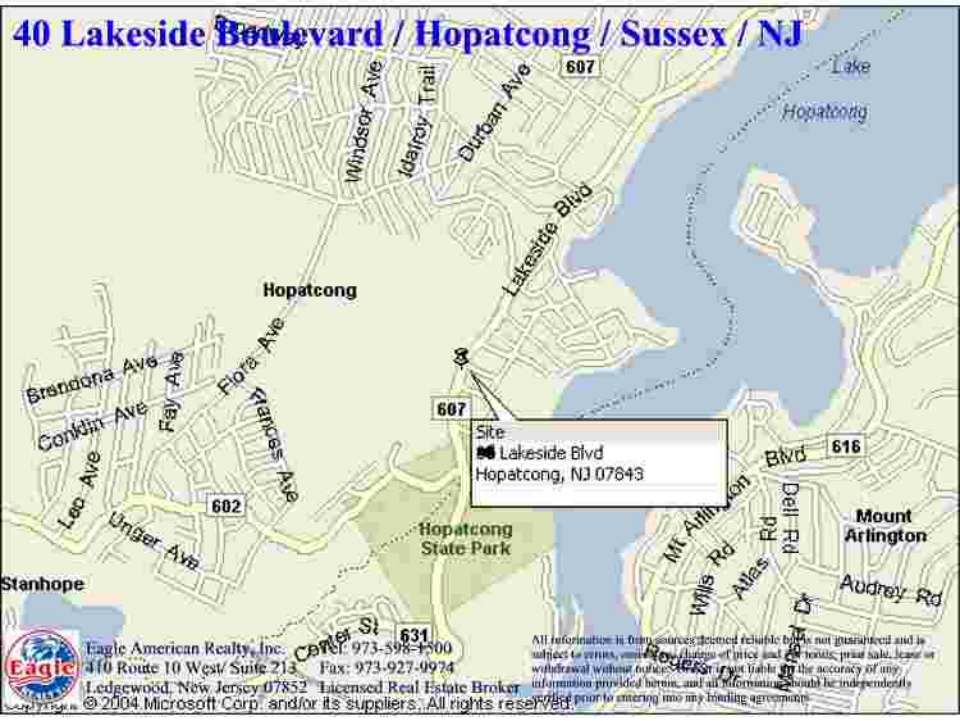
**Traffic Count:** See attached Sheets from Dept of Transportation

**Current Use:** Tonic Night Club

LICENSED REAL ESTATE BROKER  
Visit: [www.EagleAmericanRealty.com](http://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. Broker is not liable for any information provided herein, and all information should be independently verified prior to entering into any binding agreements.

# 40 Lakeside Boulevard / Hopatcong / Sussex / NJ



607  
Site  
● Lakeside Blvd  
Hopatcong, NJ 07843

Stanhope

631  
Carter St

616  
Mt Arlington Blvd  
Dell Rd  
Wills Rd  
Atlas Rd  
Audrey Rd  
Wendy Dr



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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40 Lakeside Blvd  
Hopatcong / Sussex County / NJ

2.0 AC ±  
**Site**

**Available  
+/- 1.60 acres**



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**40 Lakeside Blvd / Hopatcong / Sussex / NJ**

**Sold**



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