



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

County: Morris
Town: Ledgewood (Roxbury Twp.)
Block: 6305
Lot: 7

Address: 410 Route 10 West

Lot Size: +/- 1.98 Acres

Building Size: First Floor: +/- 14,174 Square Feet of Retail
Second Floor: +/- 14,174 Square Feet of Office
(To Be Verified by Buyer)

Frontage: +/- 282 Feet along State Route 10 West

Asking Price: \$6,400,000

Current Use: Mixed Use – Retail & Office

Utilities: Pro-Rata Share Paid By Tenant

Current Zoning: PO/R – Professional Office / Residential

Comments:

- High Visibility Location along State Route 10 West
- Property is Fully Leased & Occupied
- Ingress & Egress exists along both State Route 10 West & Main Street
- Approximately 99 Parking Spaces on site
- Major Area Retailers Include: Home Depot, Shop-Rite, Linens & Things, Staples, P.C. Richards, Marshalls, CVS, Walgreens, Macys, Wal-Mart, Circuit City, Cinema 10, Barnes & Noble, Kohl’s, Fortunoff’s, Sports Authority, & Men’s Warehouse.

LICENSED REAL ESTATE BROKER
Visit: www.EagleAmericanRealty.com

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Eagle American Realty, Inc.
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Licensed Real Estate Broker

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FRONT VIEW OF PROPERTY



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VIEW WEST OF PROPERTY

SITE



ROUTE 10 EAST



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REAR VIEW OF THE PROPERTY



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