



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

County: Morris
Town: Kenvil (Roxbury Twp)
Block: 2612
Lot(s): 20

Address: 478 Route 46

Available Space: +/- 1000 sq ft - 1st Floor

Total Lot Size: +/- .14 acres

Sale Price: \$360,000
Rent Price: \$18.00 sq ft / nnn
Extra's: \$3.50 sq ft

Current Use: Former Pro-Image Print Shop

Utilities: City Sewer, Water, and Gas

Total Building: +/- 3000 sq ft
 - 1st Floor: +/- 1000 sq ft
 - 2nd Floor: +/- 1000 sq ft
 - Basement: +/- 1000 sq ft

Current Zoning: B-2 Business

Comments: - Great highway visibility w/ Large Pylon Sign located on Route 46 Eastbound in the heart of Kenvil (Roxbury Twp). Excellent retail site for small business or Professional use.

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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.

478 Route 46 / Kenvil / Morris / NJ

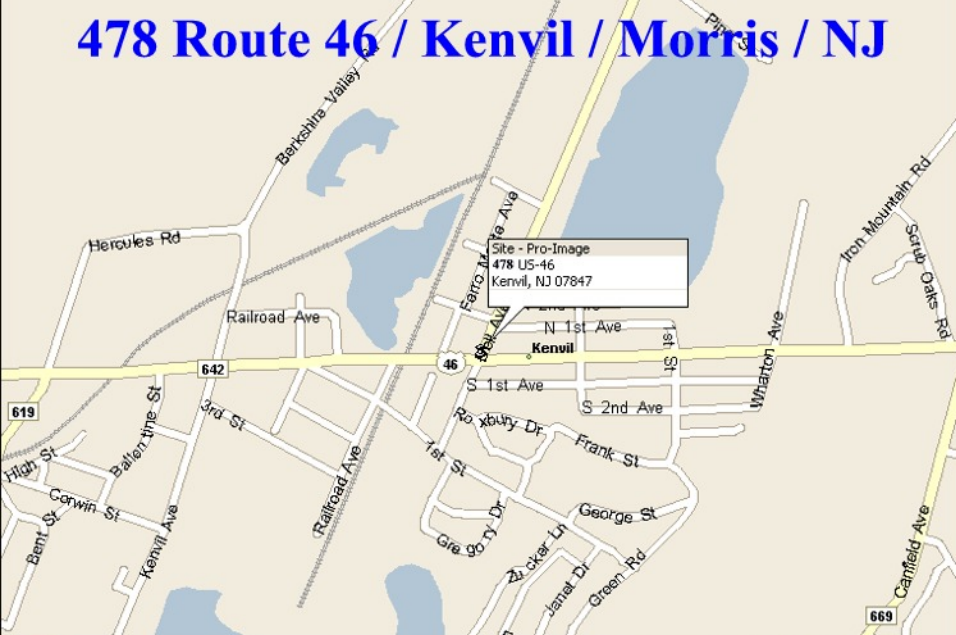


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