410 Route 10 West Suite 213 Ledgewood NJ 07852



"We Close Deals.....That's The Bottom Line"

County: Town: Block: Lot(s):	Morris Kenvil (Roxbury Twp) 2612 20
Address:	478 Route 46
Available Space:	+/- 1000 sq ft - 1st Floor
Total Lot Size:	+/14 acres
Sale Price: Rent Price: Extra's:	\$360,000 \$18.00 sq ft / nnn \$3.50 sq ft
Current Use:	Former Pro-Image Print Shop
Utilities:	City Sewer, Water, and Gas
Total Building: - 1 st Floor: - 2 nd Floor: - Basement:	+/- 3000 sq ft +/- 1000 sq ft +/- 1000 sq ft +/- 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. 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.

478 Route 46 / Kenvil / Morris / NJ

NI2ND Ave

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NIST AVE

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Eagle American Realty, Inc. 410 Route 10 West/ Suite 213 Ledgewood, New Jersey 07852

Tel: 973-598-1500 Fax: 973-927-9974 2 Licensed Real Estate Broker

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S 1ST Ave

S 2ND AVE

478 Route 46 / Kenvil / Morris / NJ Batone valet ron Boundar Rd Hercules Rd - Pro-Image up Oaks Rd 478 US-46 oul Kenvil, NJ 07847 Railroad Ave N 1st Ave in the Kenvil notial 60 46 642 S 1st Ave 3rd S S 2nd Ave 619 Ro xoury Dr. Frank St High St Conwin S George St Jue 0 00 669



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