

FOR SALE APPROVED SITE FOR 60 APARTMENTS

MAJOR PRICE
REDUCTION!
NOW
\$2,424,600

AVALON BAY
APARTMENTS

15

104,698 VPD

25,396 VPD

DESIGNATED
OPPORTUNITY
ZONE

Kossuth St & Orchard St
WHARTON, NEW JERSEY 07885

 For more information

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

Kossuth St & Orchard St WHARTON, NEW JERSEY 07885

Property Information

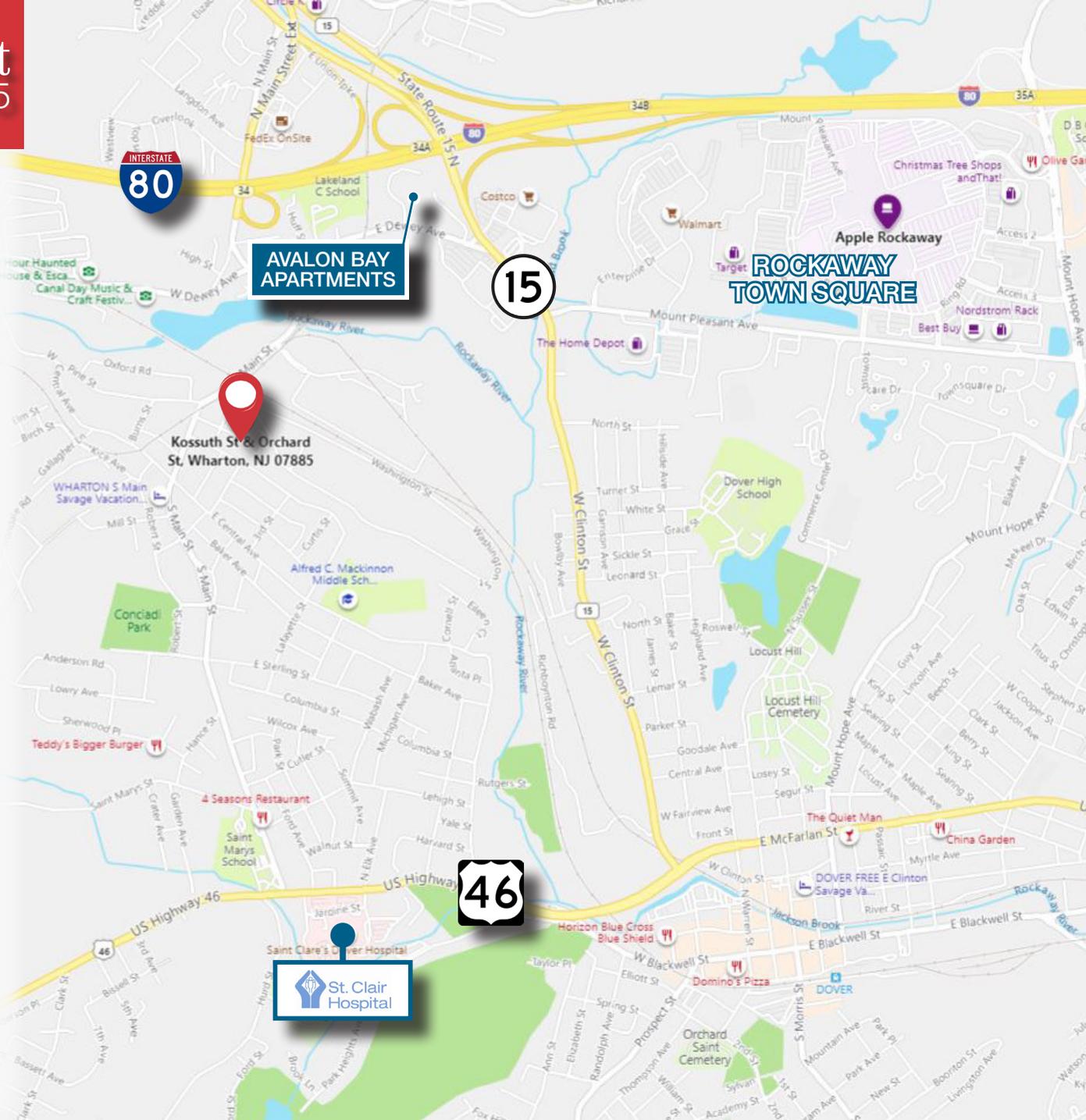
- 1.825 acres of land
- Approved site for 60 apartment units
 - 54 market rate apartments
 - 39 one bedroom
 - 11 two bedroom
 - 4 studio
 - 6 COAH
- Existing buildings/land improvements to be removed by purchaser

Location Information

- Convenient access to I-80, Route 15 and US Highway 46
- Within one mile of the Avalon Bay Apartments
- Within walking distance to shopping and restaurants

Borough of Wharton

Wharton is a community of approximately 6,500 residents in the highlands of Morris County. Wharton is located between Routes 15, 46 and 80. It is abounded on the west by Roxbury Township and the east by Dover and Rockaway Township. The Borough is approximately 2.2 square miles.



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Building Renderings

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FRONT ELEVATION



REAR ELEVATION



Left Side
Elevation (N)

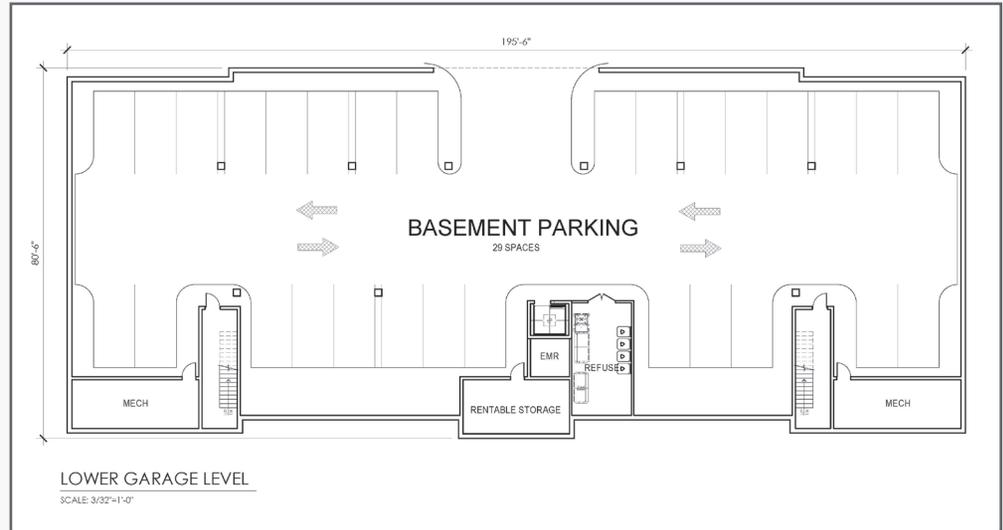
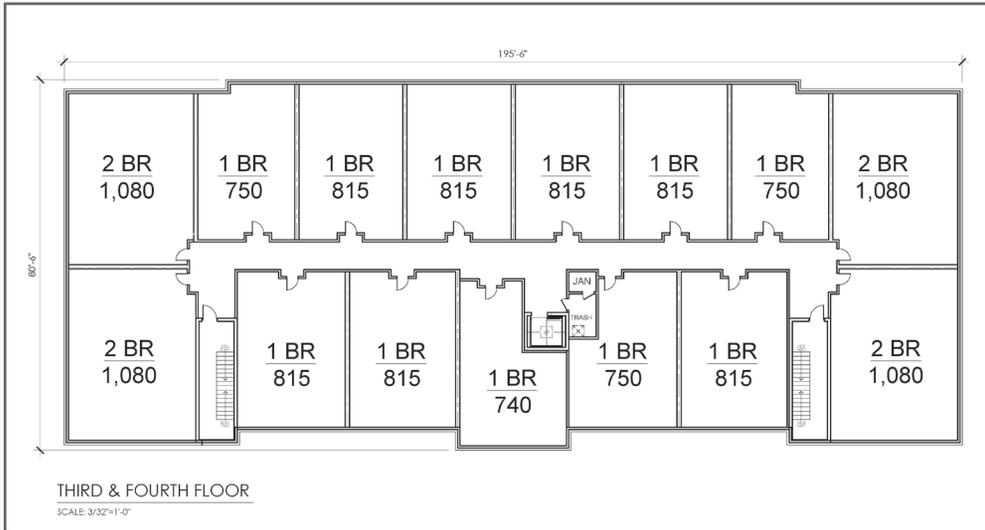
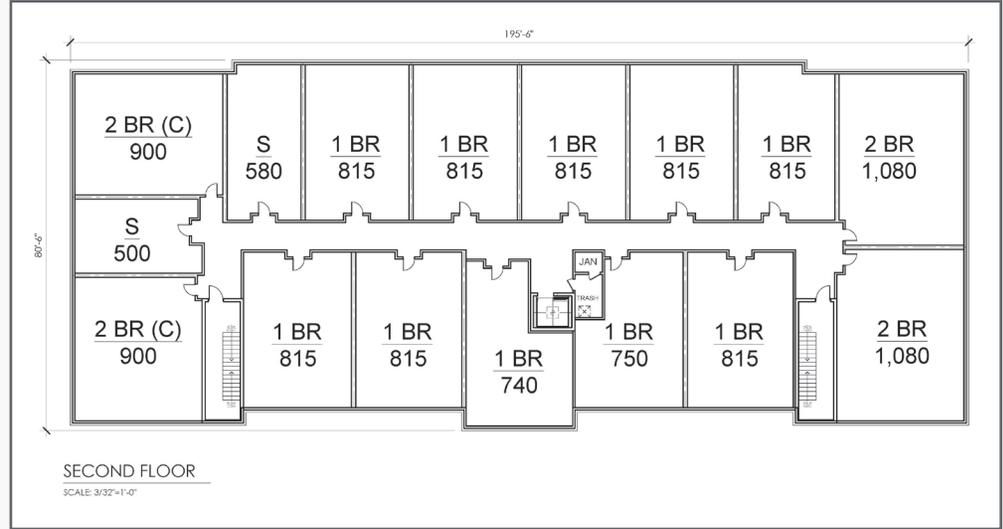
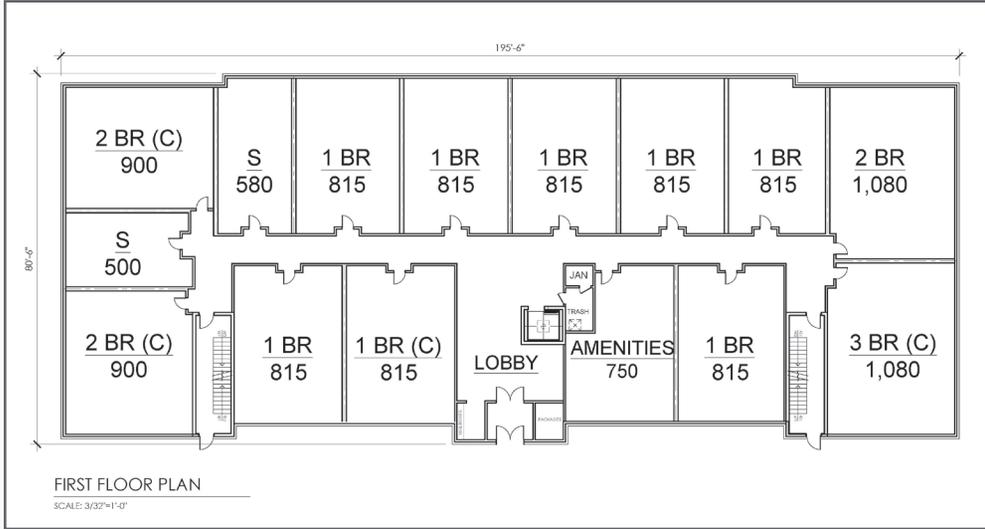


Right Side
Elevation (S)



Floor Plans

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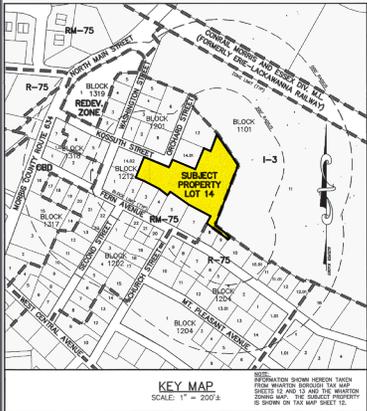
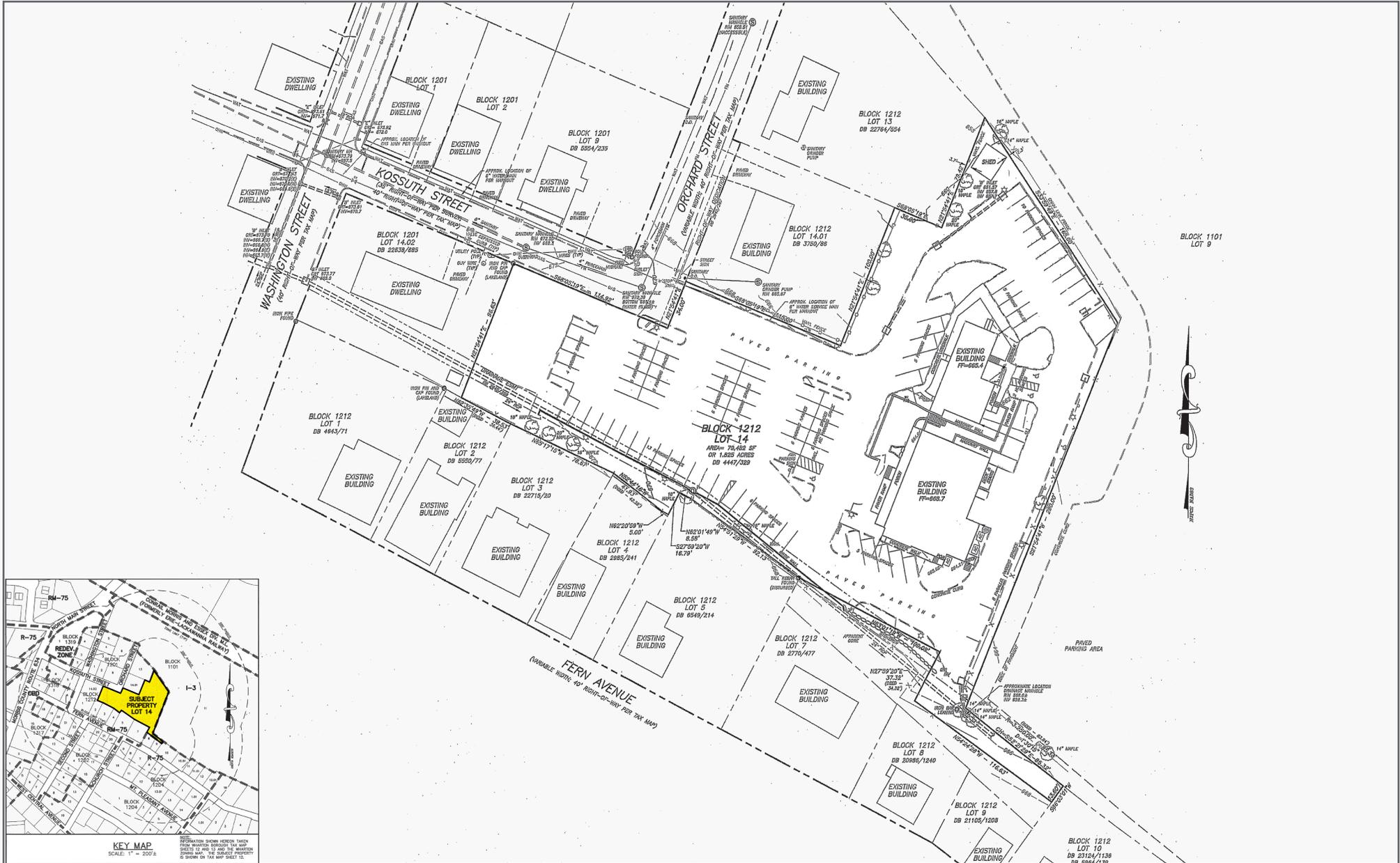
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Existing Site Plan

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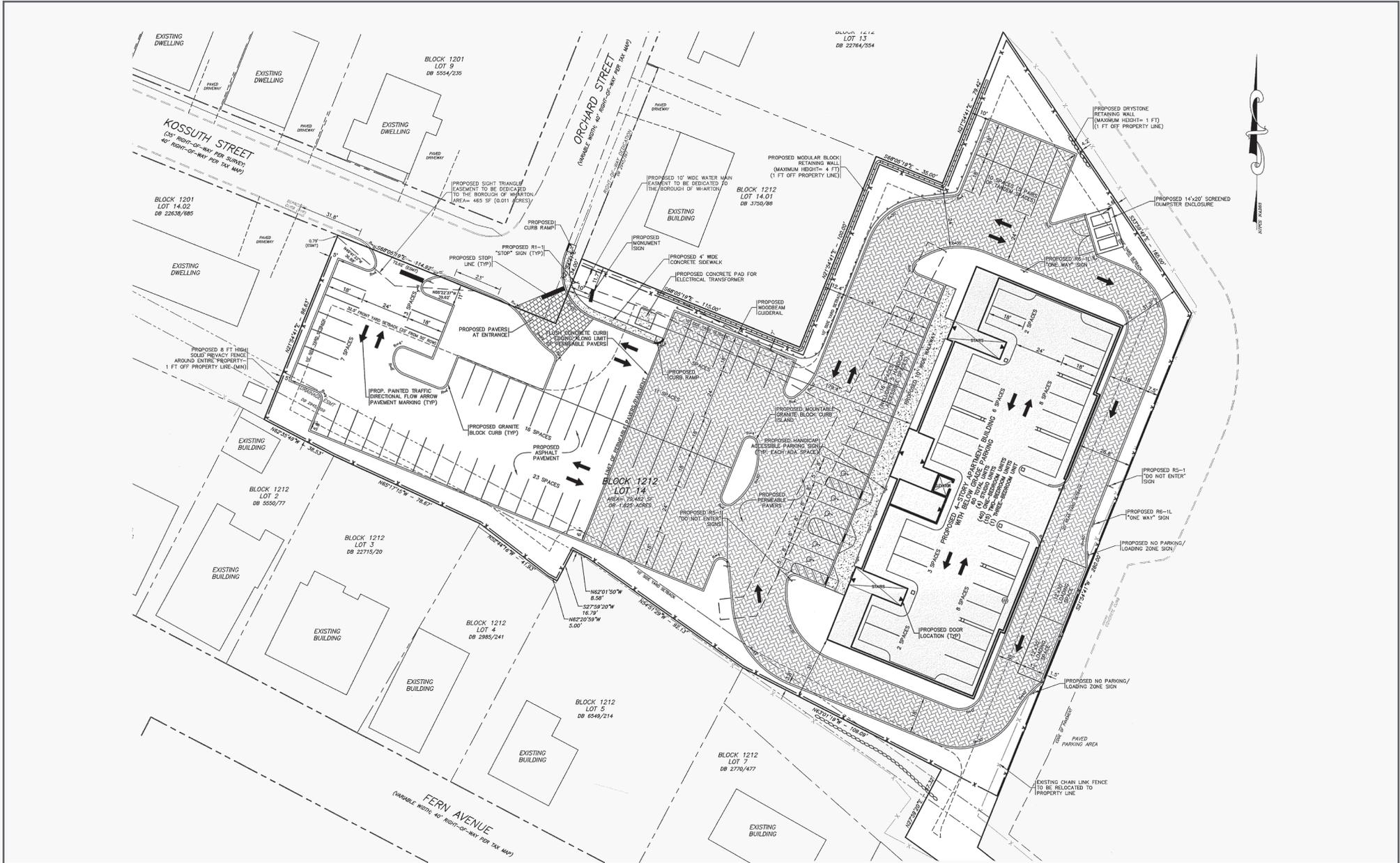
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Approved Site Plan

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