



Eagle Realty USA

For Sale!

3 Route 57, Hackettstown, Warren County, NJ

Aerial Link: <https://goo.gl/maps/THnu6coZW9kh6SjS6>



- **SOLD!**
- For Sale
- Retail/ Professional Building
- Location: In the heart of Hackettstown & Mansfield Townships Retail Market. Close to the market's major retailers, fast foods, banks, professional offices & apartments.
- Building Size: +/- 3,100 SF
- Property Size: +/- .74 acres
- Pylon Signage
- Zoning: HC (Highway Commercial)
- Permitted uses include: Retail, Fast Food w/ Drive-Thru, Banks, Offices, Restaurants & More
- Traffic: 20,815 Route 57
25, 645 Mountain Avenue AADT NJDOT 2018
- Taxes: \$24,473 (2019)
- Tenancy: Delivered Vacant
- Utilities: Public Sewer & Water
- Natural Gas & Central Air
- Parking: 34 spaces

Eagle Realty USA

Licensed Real Estate Broker
35 Righter Road, Suite B
Randolph, NJ 07869

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

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.

For More Information Please Contact:

Gregory R. Giannini

Senior Sales Associate

Phone 973.598.1500 Ext 16

Mobile 973.229.9228

Greg@EagleRealtyUSA.net

Gary J. Drechsel, Sr.

Member-Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net



MARKET AERIAL

3 Route 57, Hackettstown, Warren County, NJ

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CLOSE UP WITH PYLON

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TAX MAP

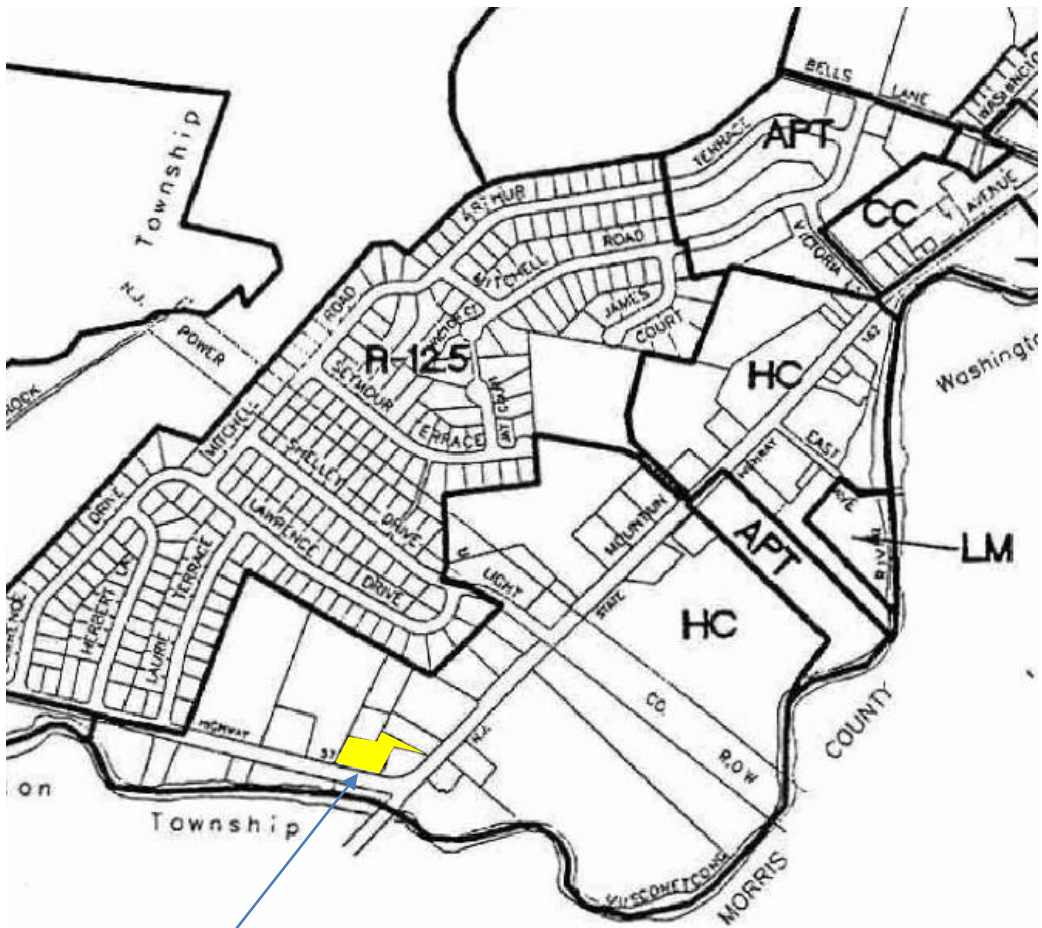
3 Route 57, Hackettstown, Warren County, NJ





ZONING MAP

3 Route 57, Hackettstown, Warren County, NJ



HC ZONE

Zoning Ordinance Link HC Zone Pg. 51:

https://www.hackettstown.net/sites/g/files/vyhlif646/f/uploads/2019_land_development_ordinance_updated.pdf



PERMITTED USES

3 Route 57, Hackettstown, Warren County, NJ

407 **"CC" COMMUNITY COMMERCIAL**
"HC" HIGHWAY COMMERCIAL

A. **Principal Permitted Uses on the Land and in Buildings**

1. Retail sales of goods and services.
2. Retail and personal services with the exception of: escort services, massage and tattoo parlors, pawn shops, dance halls, drug paraphernalia shops, nail salons not in conjunction with a full beauty shop.
3. Offices and office buildings.
4. Banks, including drive-in facilities.
5. Financial Service Centers in the "HC" District Only.
6. Funeral parlors.
7. Automobile repair garages and body shops.
8. Automobile sales through franchised new car dealers.
9. Car washes.
10. Restaurants and taverns, except that drive-in and fast food restaurants are only permitted in the "HC" District.
11. Theaters in the "HC" District only.
12. Garden centers in the "HC" District only.
13. Shopping centers comprised of the above uses.
14. Motels and hotels in the "HC" District only.
15. Mixed Multi-Family Commercial Development as a conditional use under N.J.S.A. 40:55D-67 (see Section 601 for standards).
16. Service stations as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
17. Public Utilities as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
18. Single-family detached dwellings in the "CC" District only in accordance with the requirements in Section 400 for the "R-15" District.



PERMITTED USES

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19. Public playgrounds, public conservation areas, public parks, public open space and 'public purpose uses' as defined in Section 200 of this Ordinance.
20. Indoor commercial recreation facilities completely contained within an enclosed structure including:

400-13

Revised 1/09

Arcade games
Billiards
Bowling
Electronic Golf
Exercise or Health Clubs or Spas

Hours of operation for any such facility located within two hundred (200) feet of any residential use or residential district shall not be earlier than 7:00 AM nor later than 11:00 PM Sunday through Thursday and not earlier than 7:00 AM nor later than 12:00 Midnight on Friday or Saturday.

21. Gymnasiums, racquetball clubs, skating rinks, and tennis clubs in the "HC" district only. Hours of operation for any such facility located within two hundred (200) feet of any residential use or residential district shall not be earlier than 7:00 AM nor later than 11:00 PM Sunday through Thursday and not earlier than 7:00 A.M. nor later than 12:00 Midnight on Friday or Saturday.
22. Rental car agencies as a principal use or in conjunction with a franchised new car dealer.
23. Bed and Breakfast Inns in Historic structures in the "CC" District only.
24. Banquet facilities in the "CC" District only.



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B. Accessory Uses Permitted

1. Off-street parking (see Section 407 F. hereinbelow and Section 508).
2. Fences and walls (see Section 503).
3. Signs (see Section 407 G. hereinbelow and Section 513).
4. Garages and storage buildings.
5. Satellite dish antennae as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
6. Temporary construction trailers and one (1) sign not exceeding fifty (50) square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one (1) year, whichever is less, provided said trailer(s) and sign are on the site where construction is taking place and set back at least ten (10) feet from all street and lot lines.
7. Usual recreational facilities for motels and hotels only.