

# MOUNTAIN LAKES PLAZA

100 ROUTE 46 EAST, MOUNTAIN LAKES, NJ

## PRICE REDUCTION!

### Property Overview:

>21,935 Rentable SF >1.15 Acres >Zoning B  
>Block/Lot Number: 4/17.02 >Parking Ratio 4.00 per 1,000 SF

## OFFICE / MEDICAL PROPERTY FOR SALE

**UNIQUE INVESTOR - USER - DEVELOPER OPPORTUNITY**

### HIGHLIGHTS

- 100% leased to a mix of office, professional and medical space with strong in-place cash flow.
- Ideally situated fronting on Route 46 East, Adjacent to "The Villas", a wedding reception hall with approvals for a 5 story hotel, spa and restaurant.
- 3 buildings, divided for multi-tenant use with separate entrances and building signage for larger building tenants.
- Liberal zoning that offers a wide span of permitted uses.
- 1.15 acres and frontage on Route 46 offers flexibility including development, capitalizing on the strong demographics and product shortages.
- Direct access onto Route 46 with a short driving time to Exit 42B on Route 80, also convenient to Routes 10, 24, 202 and 287.
- Route 46 boasts a traffic count of 38,936 daily.
- Expected to trade well below replacement cost.

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