

57 NJ-94

BLAIRSTOWN, NJ

Turnkey Business + Real Estate Opportunity

DELI/BUTCHER SHOP ON .33 AC





*A well-established operation
- established in 1980 and
ownership in 2001- the business
offers a loyal customer base plus
equipment for immediate use.*

Highlights

- Established turnkey deli/butcher shop
- ±2,667 SF building sits on 0.33 acres
- 15-car parking
- Prominent frontage along NJ-94
- Strong visibility with consistent daily traffic
- Long-standing community presence
- All equipment included
- Wild game processing
- Strong reputation for prepared foods and award-winning quality meats
- Loyal, repeat customer base
- Owners retiring; rare opportunity for owner-user
- Potential to expand offerings, catering, or specialty product



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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • 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

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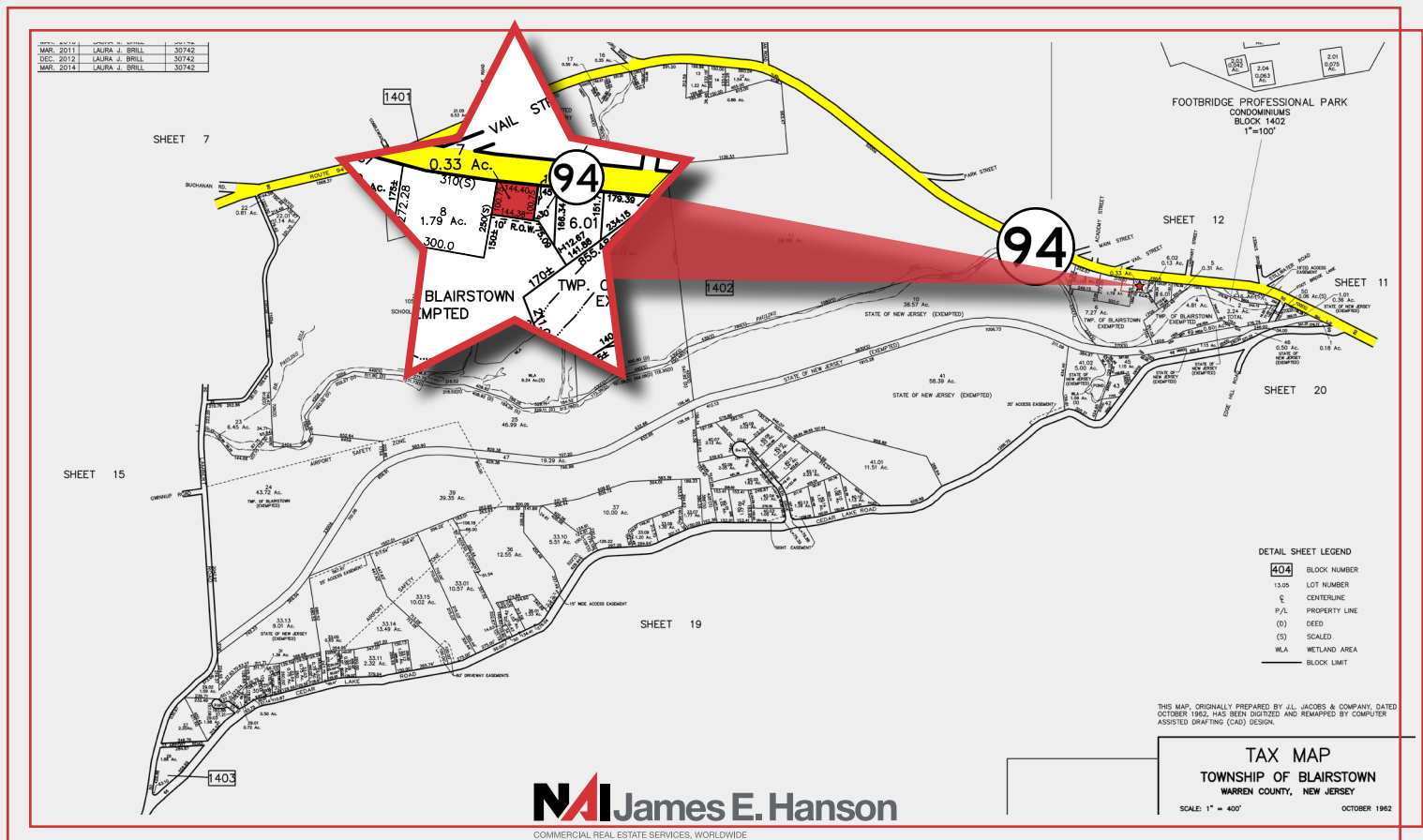
PROPERTY DETAILS

A rare opportunity to acquire both the building and long-standing, family-operated deli and butcher shop in Blairstown, NJ. Alpine Prime Meats Delicatessen has built a strong reputation in the community for quality products and loyal customer relationships, making this a true turnkey operation for an owner-user.

Situated on Route 94, the property benefits from steady local traffic and strong visibility, offering immediate income potential with an established business in place. The offering includes the building and a fully operational deli/butcher business, providing a unique opportunity to step into a well-known neighborhood staple with decades of presence in the market. The sale includes the existing equipment, allowing for a seamless transition and immediate operation.

Property Summary	
Address	57 NJ-94 (57 Route 94)
Municipality	Blairstown
County	Warren
Lot Size (Acres)	.33
Real Estate Taxes	\$9,402.00
Road Frontage	30' on Route 94
Zoning	HC-1 (Highway Commercial)

Improvements Summary	
Property Type	Retail/Food Service
# of Buildings	1
# of Stories	2
Storage	Top floor/Attic
Parking	Ample - On-Site
Utilities	Gas Electric Water
Sewer	Septic



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PROPERTY PHOTOS

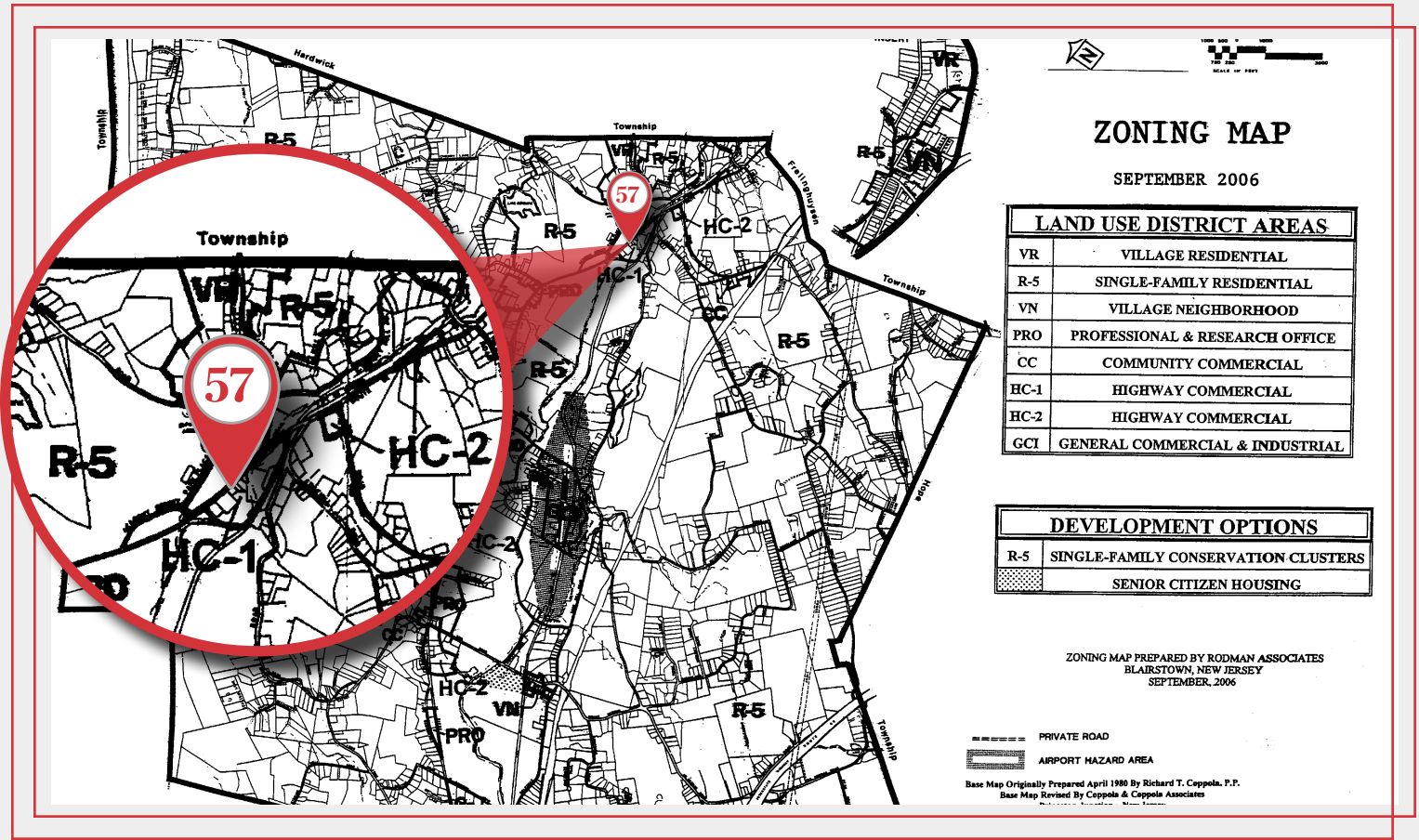
EQUIPMENT INCLUDED!



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ZONING MAP & INFORMATION



HC-1 Zoning District (Highway Commercial)

Permitted Uses

(1) Retail sales of goods; (2) Retail sales of services; (3) Banks, including drive-in facilities (4) Offices and office buildings (5) Restaurants; (6) Child-care centers, licensed by the New Jersey Department of Human Services and as defined in § 19-203 (7) Funeral homes; (8) Small animal hospitals, including outside facilities and kennels; (9) Garden centers, lumberyards and equipment supply centers, including the outside storage, sale and/or display of material if screened from the street and neighboring properties by a fence, wall and/or plantings. The outside storage, sale and/or display of material shall not exceed four times the coverage of all buildings on the lot; (10) Public utility uses as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.) (11) Cellular antennas as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.); (12) Conservation areas; (13) Open space; (14) Public parks, playgrounds. and public purpose uses (15) Farms; (16) Dry-cleaning establishments which do not permit on-premises cleaning or use chemicals on site (17) Shopping centers; (18) Service stations as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)

[For full zoning. click here.](#)