



**160 Route 565**

(Compton Road)

**Wantage, NJ 07461**

**INFORMATION PACKAGE**



# 160 Route 565

## Wantage, NJ 07461

### **Exceptional Mixed-Use Business & Investment Opportunity – Ideal for Live/Work or Commercial Expansion**

Unlock the potential of this highly adaptable property designed to support a wide range of business models, investment strategies, or live/work configurations. With flexible commercial allowances and strong infrastructure already in place, this is a rare opportunity for entrepreneurs, professional firms, service providers, and investors seeking long-term value and growth potential.

The property is zoned HWCO, permitting retail and service establishments, professional offices, restaurants, repair shop/garage operations, indoor recreation, residential apartments over commercial space, agricultural uses, public utilities, accessory structures, parking lots, and signage—offering exceptional versatility for current operations and future expansion.

Situated on a generously sized lot, the property includes a detached 4-car garage, an RV pad with electric hookup, a large level yard, and an additional .67-acre parcel across the street—ideal for expanded parking, equipment storage, or future development.

The main building offers a highly functional layout adaptable for office, retail, or residential-over-commercial use. The first level features a central hallway design with spacious front rooms easily convertible into offices, conference rooms, or client-facing business space. A 20' x 20' Trex deck provides additional flexibility for staff or customer use. The main level also includes a kitchen and convenient half bath/toilet room. Beneath the laminate flooring lies quality hardwood that enhances the building's early 20th-century craftsmanship and professional character.

The second floor includes four additional rooms suitable for private offices or residential quarters, along with a full bathroom and hardwood flooring throughout. A full walk-up attic offers expansion or storage potential.

The basement includes one finished room—ideal for additional workspace or meeting area—and a storage/Utility Room.

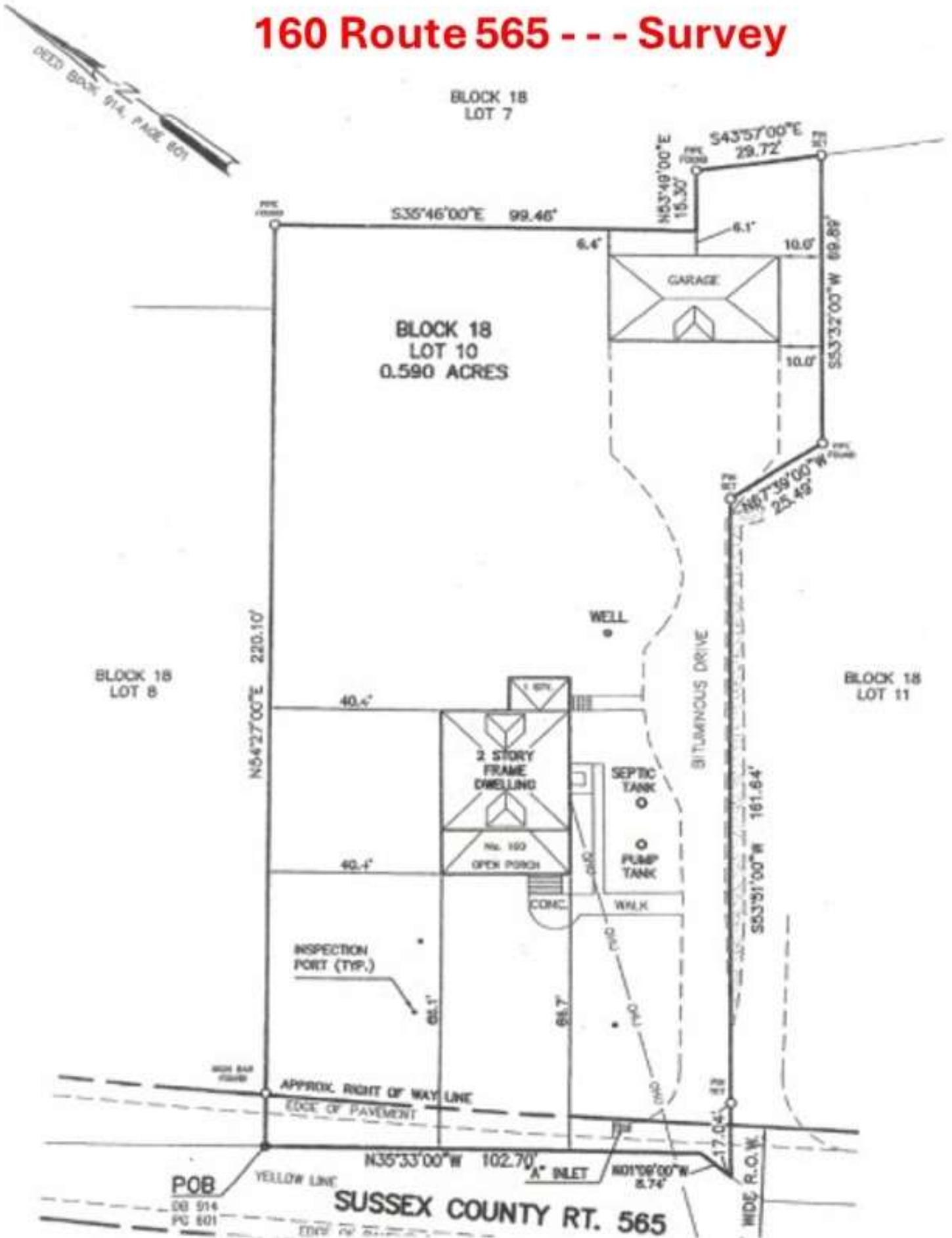
Infrastructure has been proactively addressed with completed septic, water, and building inspections. Improvements include newer windows, a 9-year-old roof, new Roth oil tanks, water purification system, and heating upgrades—minimizing near-term capital expenditures and supporting operational readiness. Click here for a 3D Tour:

<https://my.matterport.com/show/?m=Eo5bo6JAgB5>

Whether you are establishing a flagship location, expanding your portfolio, or creating a strategic live/work environment, this property delivers flexibility, visibility, and long-term upside.

-SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHT OF WAYS, CONDITIONS AND PROVISION OF RECORD, & THOSE FACTS A COMPLETE TITLE SEARCH MAY REVEAL.

# 160 Route 565 - - - Survey

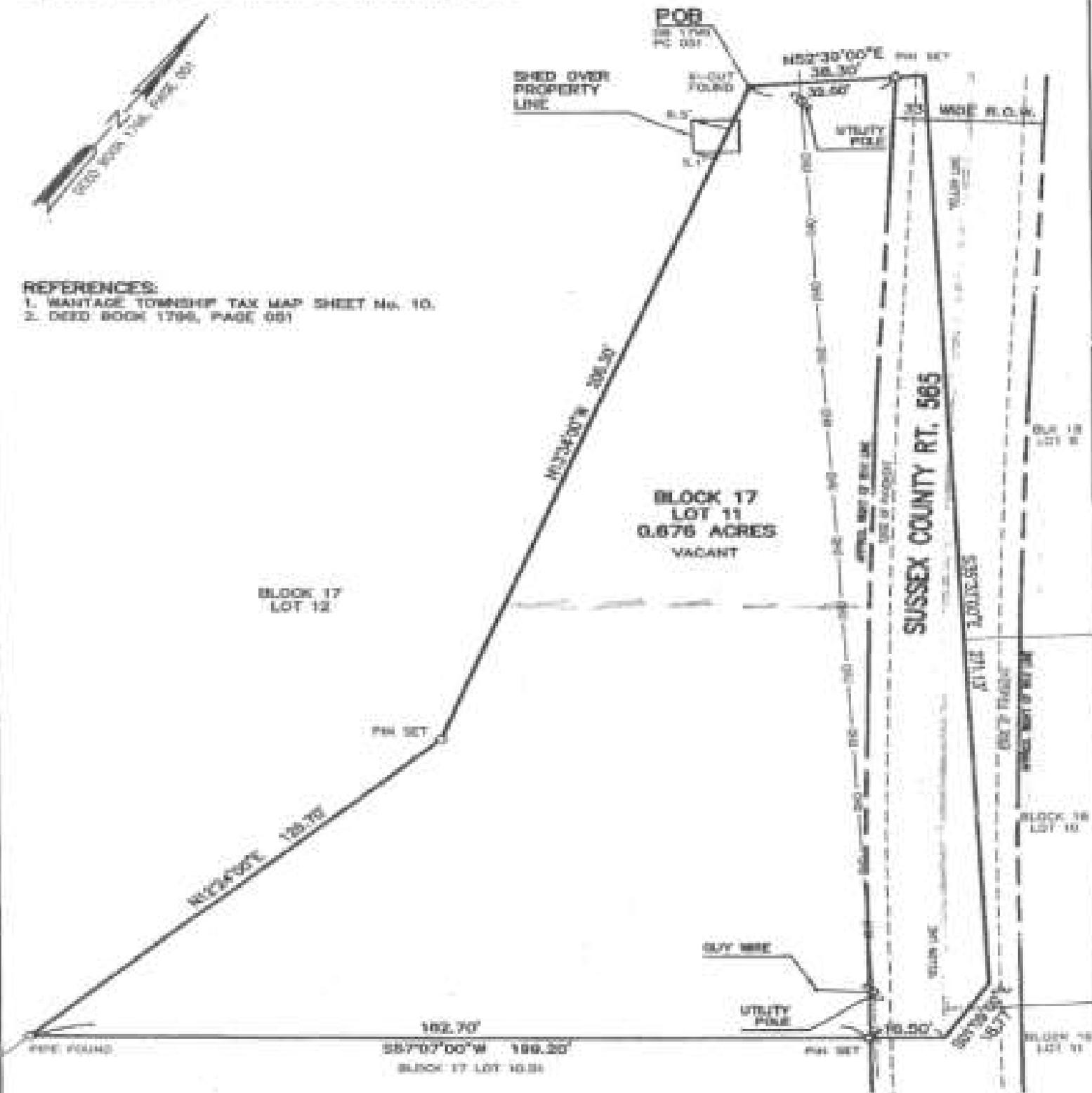


-SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHT OF WAYS, CONDITIONS AND PROVISIONS OF RECORD, & THOSE FACTS A COMPLETE TITLE SEARCH MAY REVEAL.



REFERENCES:

- 1. WANTAGE TOWNSHIP TAX MAP SHEET No. 10.
- 2. DEED BOOK 1796, PAGE 001



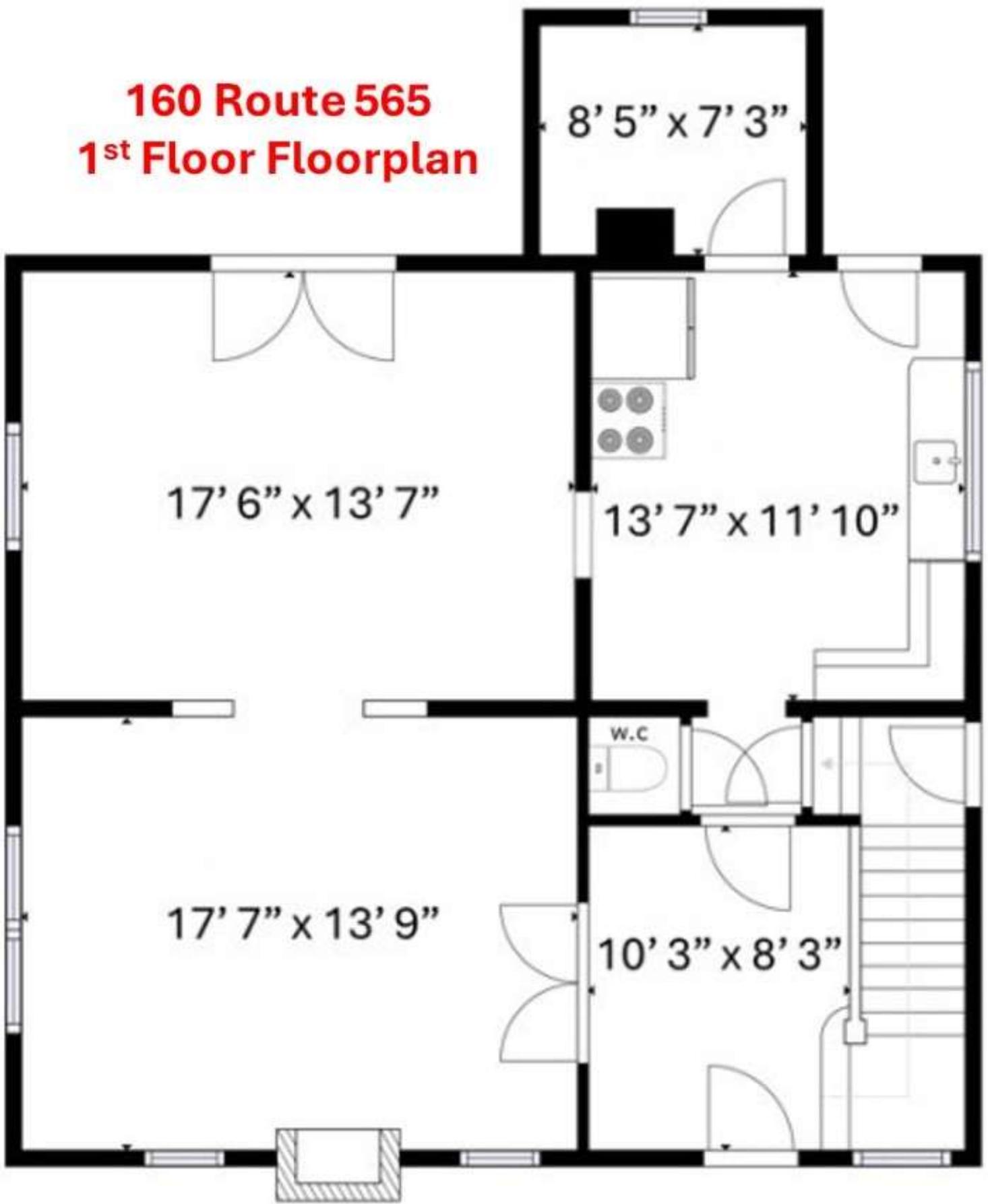
CERTIFIED TO:  
 1. ALFONSO STEPONGZI  
 2. COUNTRYSIDE TITLE AGENCY  
 3. DOLAN AND DOLAN, P.A.

**ERIC R. SMART ASSOC.**  
 LAND SURVEYING  
 78 CODYKENDALL ROAD  
 WANTAGE NJ, 07461  
 973-875-9440

*Eric R. Smart*  
 ERIC R. SMART, LAND SURVEYOR  
 NEW JERSEY LIC. No. 18906

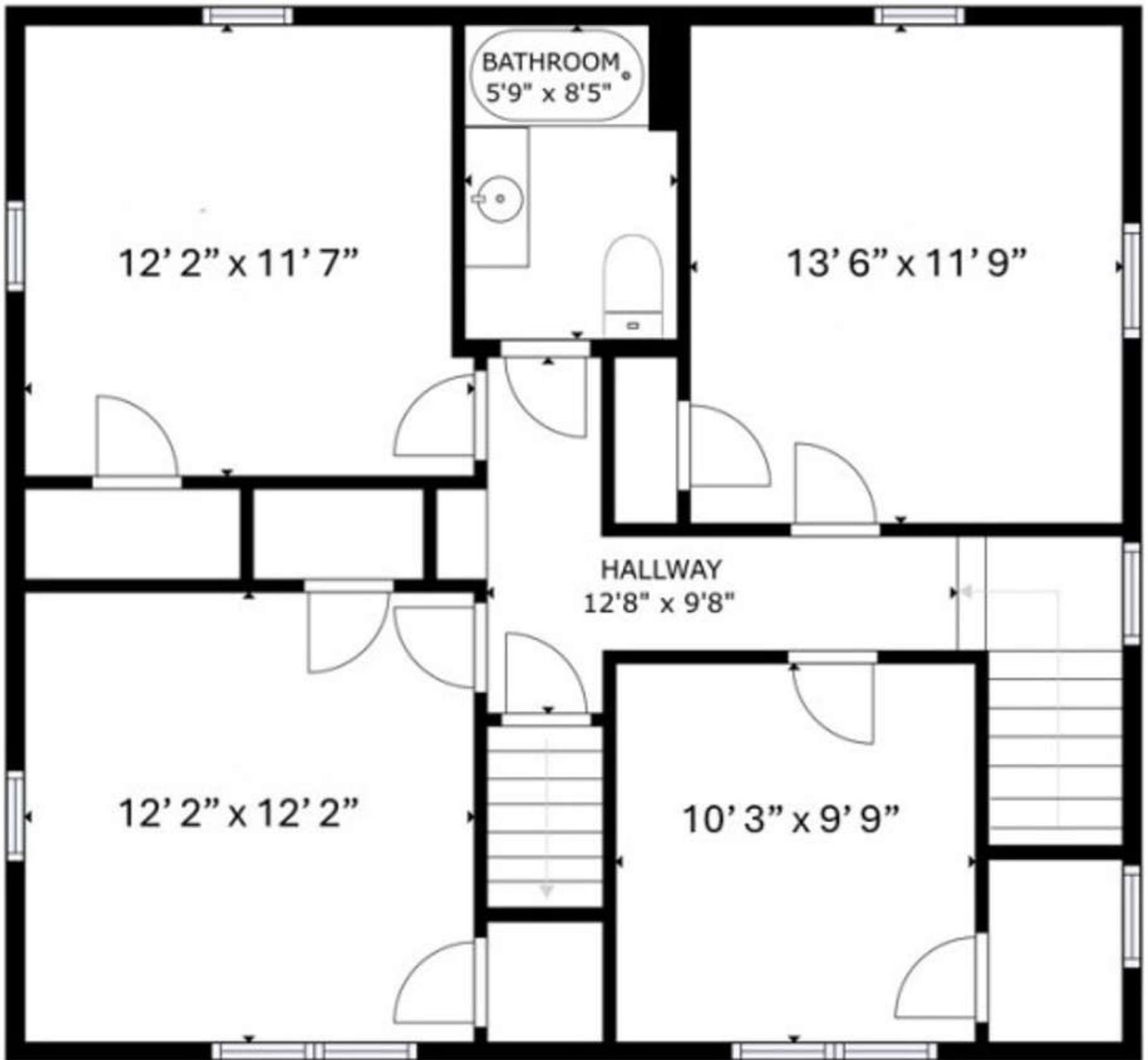
LOCATION SURVEY  
 FOR  
**A. STEPONGZI**  
 IN  
 WANTAGE TOWNSHIP  
 SUSSEX COUNTY, NJ  
 SCALE: 1" = 30'  
 SEPTEMBER 20, 2010

**160 Route 565**  
**1<sup>st</sup> Floor Floorplan**



GROSS INTERNAL AREA  
FLOOR 1: 753 sq ft, FLOOR 2: 893 sq ft, FLOOR 3: 838 sq ft, FLOOR 4: 463 sq ft  
REDUCED HEADROOM: 378 sq ft  
TOTAL: 2927 sq ft

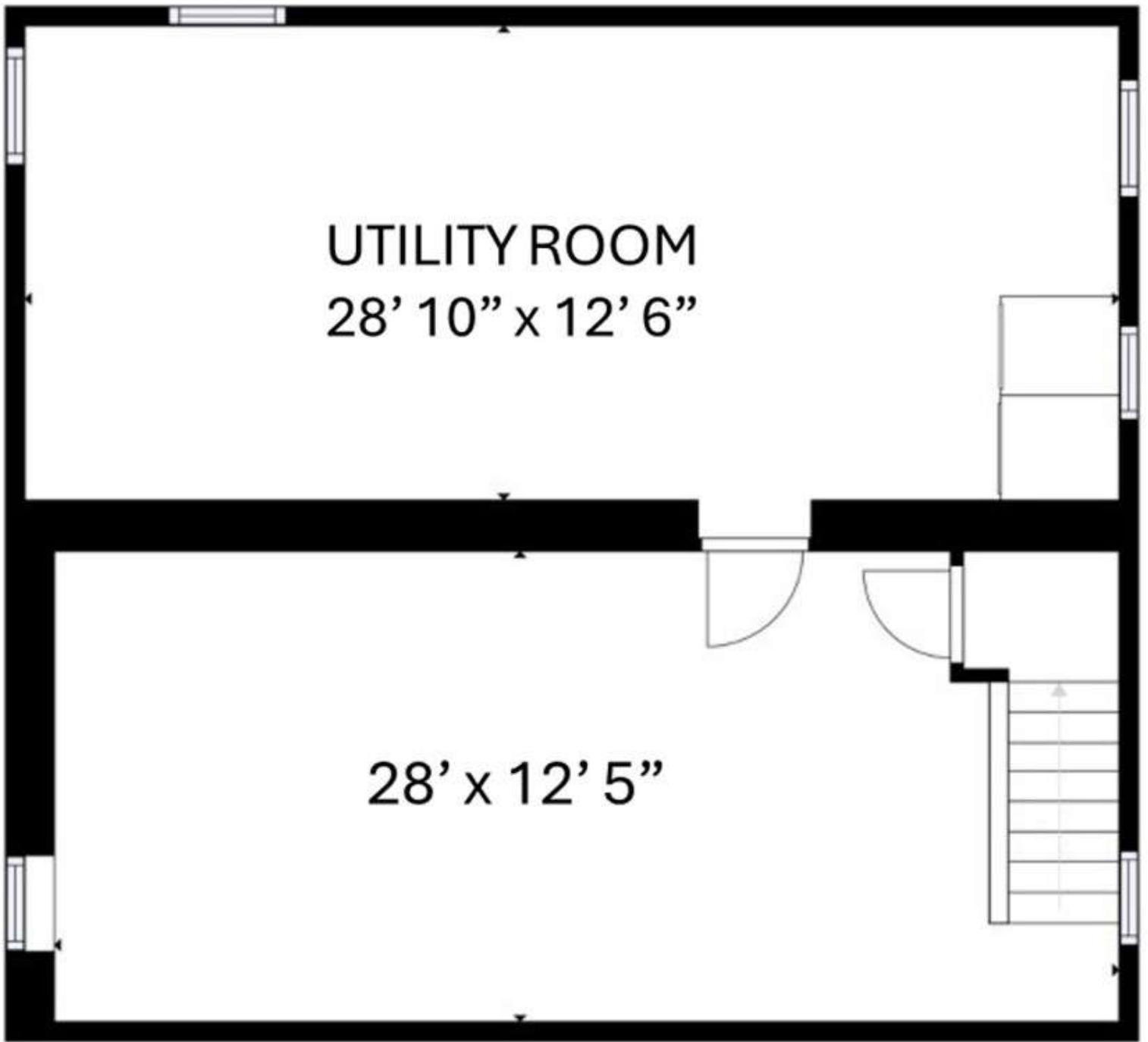
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## 160 Route 565 - - - 2<sup>nd</sup> Floor Floorplan

GROSS INTERNAL AREA  
 FLOOR 1: 753 sq ft, FLOOR 2: 893 sq ft, FLOOR 3: 818 sq ft, FLOOR 4: 463 sq ft  
 REDUCED HEADROOM: 378 sq ft  
 TOTAL: 2927 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



UTILITY ROOM  
28' 10" x 12' 6"

28' x 12' 5"

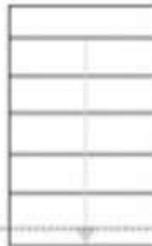
## 160 Route 565 - - - Basement Floorplan

GROSS INTERNAL AREA  
FLOOR 1: 753 sq ft, FLOOR 2: 893 sq ft, FLOOR 3: 818 sq ft, FLOOR 4: 463 sq ft  
REDUCED HEADROOM: 378 sq ft  
TOTAL: 2927 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**160 Route 565  
Full Walk-Up Attic  
Floorplan**

30' 4" x 27' 10"



GROSS INTERNAL AREA  
FLOOR 1: 753 sq ft, FLOOR 2: 893 sq ft, FLOOR 3: 818 sq ft, FLOOR 4: 463 sq ft  
REDUCED HEADROOM: 378 sq ft  
TOTAL: 2927 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

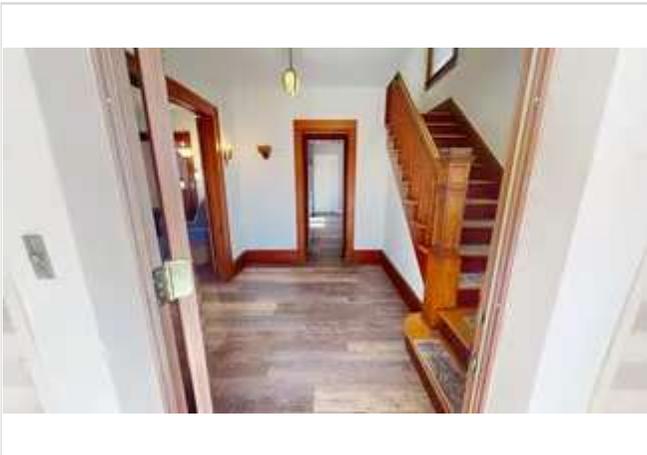
Images



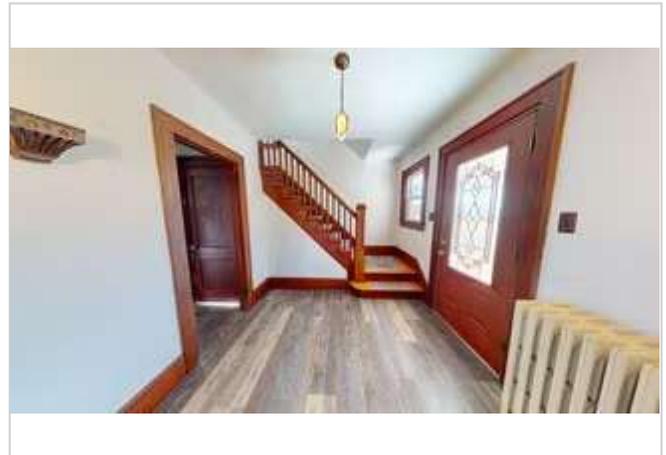
Primary Photo



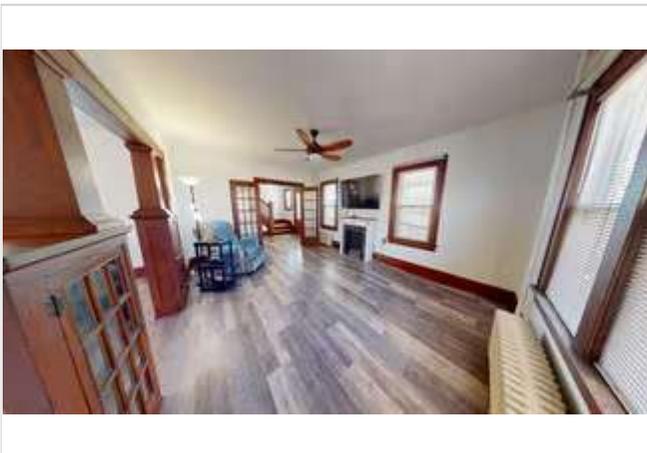
Building Photo



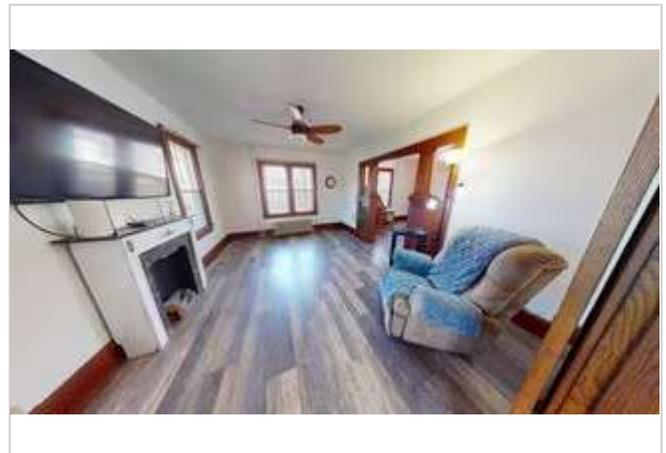
Interior Photo



Interior Photo



Interior Photo



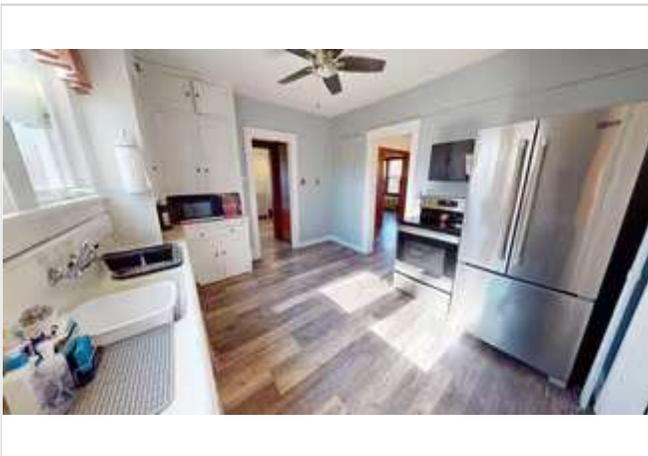
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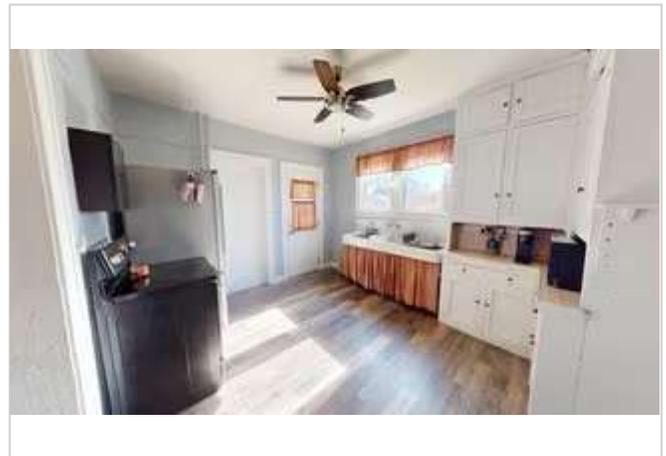
Interior Photo



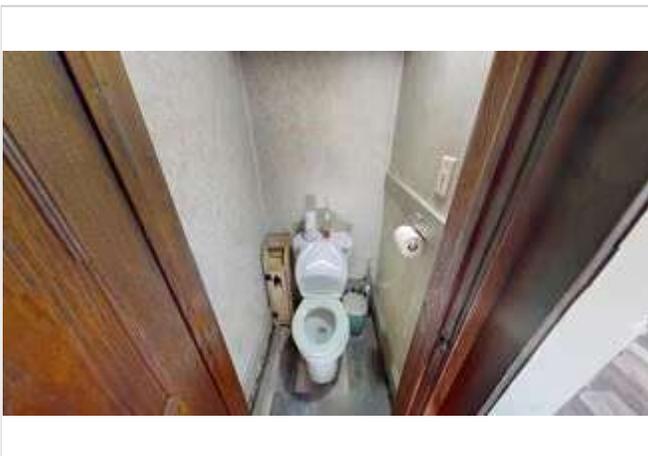
Interior Photo



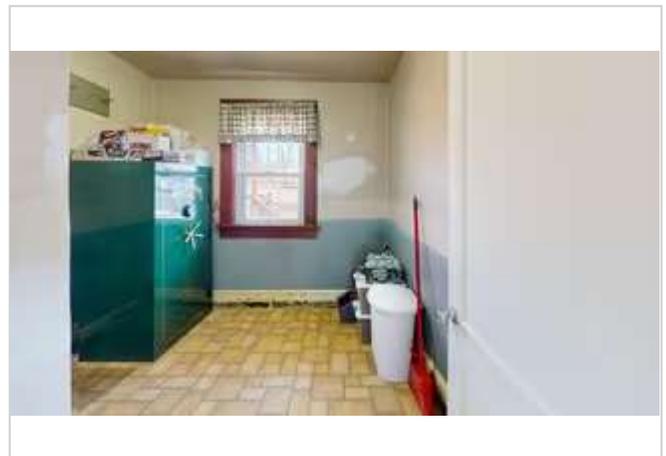
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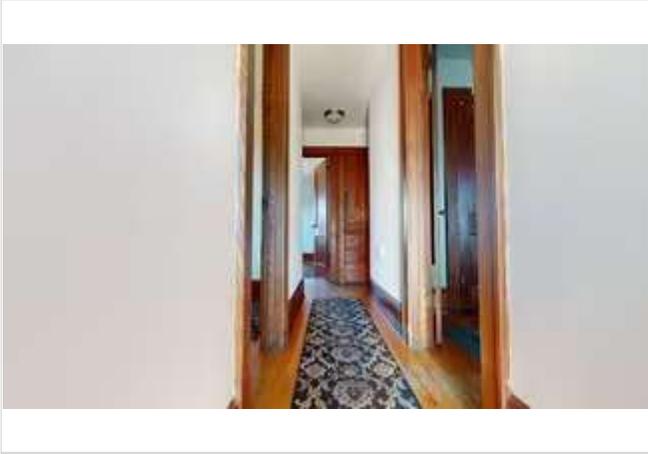
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Interior Photo



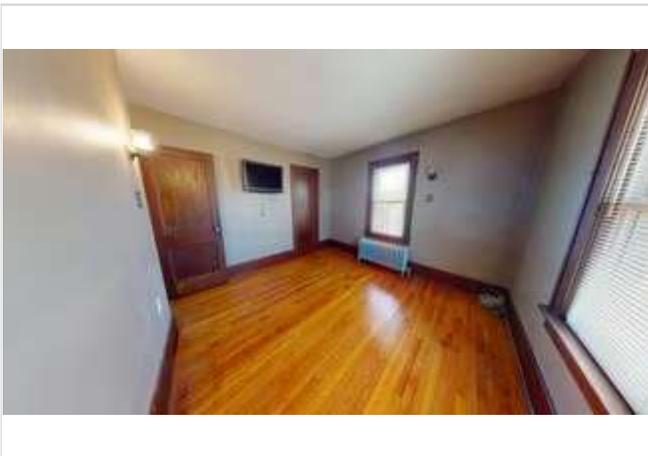
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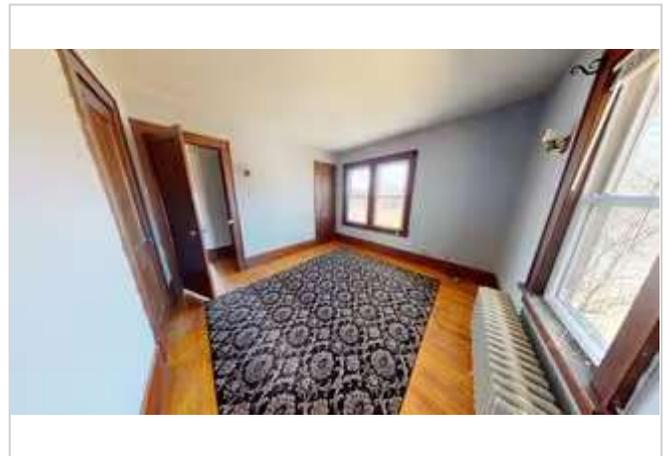
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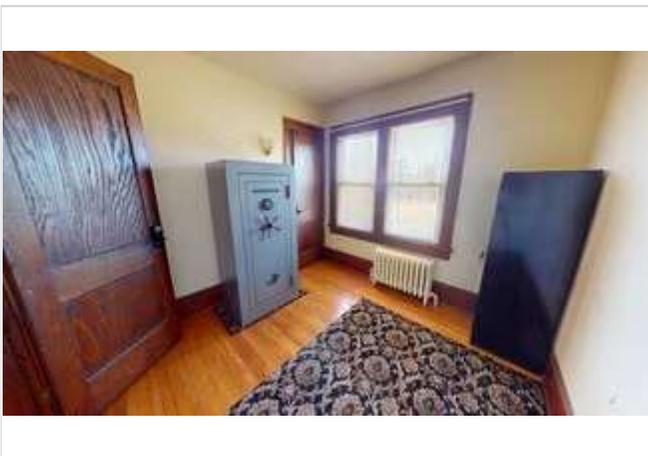
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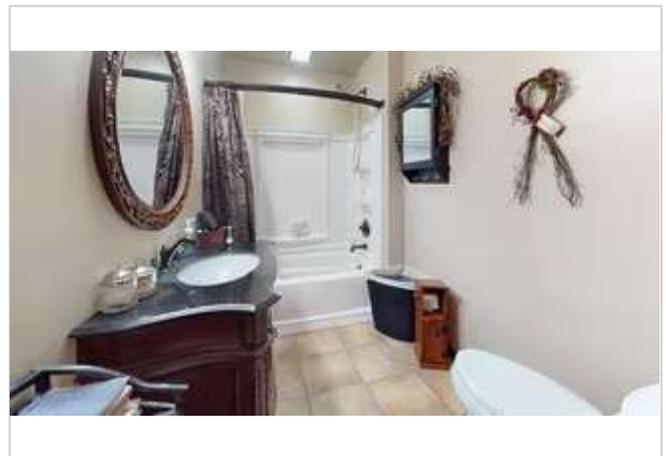
Interior Photo



Interior Photo



Interior Photo



Interior Photo

# Property Detail Report

For property located at  
160 Rt 565, Wantage, NJ 07461

APN: 24-00018-0000-00010-0000

Generation date: 03/12/2026

## Owner(s) Information

|                 |                    |                 |         |
|-----------------|--------------------|-----------------|---------|
| Owners(s) name  | Stepongzi, Alfonso | Owner For       | a month |
| Mailing Address | 160 Rt 565         | Absentee        | No      |
| City, State Zip | Wantage, NJ 07461  | Corporate Owned | No      |

## Location Information

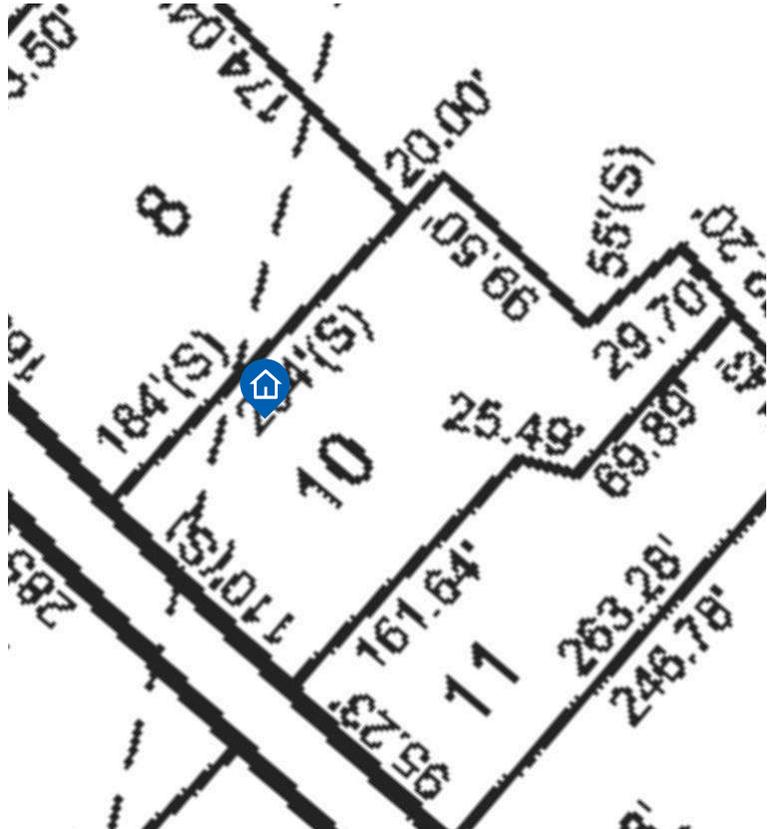
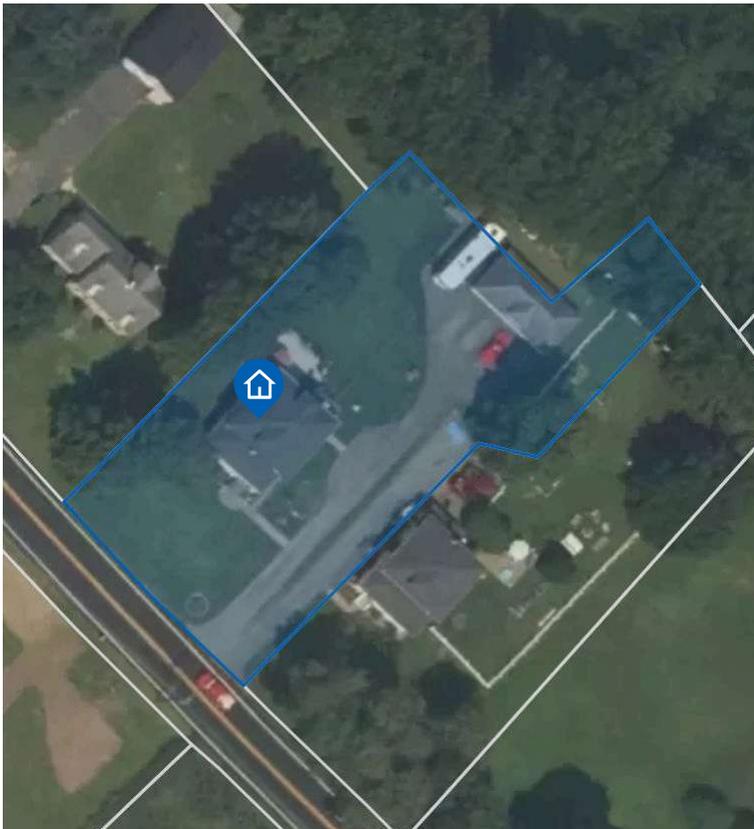
|                    |                  |           |             |                  |      |
|--------------------|------------------|-----------|-------------|------------------|------|
| County             | Sussex           | Lot Acres | 0.46        | Class 4 Code     |      |
| Municipality       | Wantage Township | Lot Sq Ft | 20,037.6    | Building Class   | 18   |
| Block / Lot / Qual | 18 / 10 / ---    | Land Use  | Residential | Building Desc    | 2 SS |
| Additional Lots    | ---              | Land Desc | 0.46 AC     | Building Sq.Ft.  | 1752 |
| Census Code        | 340373718022002  | Zoning    | HWCO        | Year Constructed | 1928 |

## Tax Information

|                   |            |                      |           |                     |       |
|-------------------|------------|----------------------|-----------|---------------------|-------|
| Assessed Year     | 2026       | Land Value           | \$60,100  | Tax Exemption       | ---   |
| Tax Year          | 2024       | Improved Value       | \$173,800 | Deductions (Amount) | 0     |
| Calculated Tax    | \$6,907.07 | Total Assessed Value | \$233,900 | Tax Rate (2025)     | 3.002 |
| Special Tax Codes | ---        |                      |           | Tax Ratio (2025)    | 73.58 |

## FEMA Flood

| Flood Zone | Flood Risk                   | Panel #     | Effective Date | Parcel Coverage | SFHA |
|------------|------------------------------|-------------|----------------|-----------------|------|
| X          | AREA OF MINIMAL FLOOD HAZARD | 34037C0160E | 09/29/2011     | 0.58 (97.11%)   | No   |
| A          | --                           | 34037C0160E | 09/29/2011     | 0.02 (2.89%)    | Yes  |



# 160 Route 565



Office - Sussex County  
Submarket  
Wantage, NJ 07461

|        |        |       |            |          |
|--------|--------|-------|------------|----------|
| 1,752  | 0.6    | 1928  | \$449K     | \$256.28 |
| SF RBA | AC Lot | Built | Sale Price | Price/SF |

## Parcel

|                   |                 |             |                   |              |            |
|-------------------|-----------------|-------------|-------------------|--------------|------------|
| Parcel ID         | 24-00018-000... | Land Use    | Single Family ... | Latitude     | 41.197437  |
| Municipality Name | Wantage Twp     | Zoning Code | HWCO              | Longitude    | -74.629128 |
|                   |                 |             |                   | Census Tract | 371100     |

## Land

|       |         |         |           |
|-------|---------|---------|-----------|
| Acres | 0.46 AC | Land SF | 20,038 SF |
|-------|---------|---------|-----------|

## Owner

|                |                |                 |                   |                |                |
|----------------|----------------|-----------------|-------------------|----------------|----------------|
| Recorded Owner | ALFONSO STE... | Mailing Address | 160 State Rout... | Occupancy Type | Owner Occupied |
|                |                |                 | Wantage, NJ 0...  |                |                |

## Last Sale

### Transaction

|                  |             |                  |                   |               |               |
|------------------|-------------|------------------|-------------------|---------------|---------------|
| Sale Date        | 12/10/2010  | Sale Price (LTV) | \$190,000 (LTV... | Document #    | 2010.10251120 |
| Recordation Date | 12/13/2010  | Transaction Type | Resale w/Fina...  | Doc Book/Page | 003262000886  |
| Sale Type        | Arms Length | Deed Type        | Deed              |               |               |

### Contact Details

|               |                  |        |            |               |                     |
|---------------|------------------|--------|------------|---------------|---------------------|
| Buyer         | ALFONSO STE...   | Seller | BATH JAMES | Title Company | Countryside Titl... |
| Buyer Address | 160 County Rd... |        |            |               |                     |
|               | Sussex, NJ 07... |        |            |               |                     |

## Last Loan

### Loan Details

|                  |            |           |     |                  |                     |
|------------------|------------|-----------|-----|------------------|---------------------|
| Origination Date | 12/10/2010 | Loan Type | FHA | Transaction Type | Resale w/Financi... |
| Loan Amount      | \$172,710  |           |     | Document #       | 2010.10251140       |
| Loan Term        | 180 months |           |     |                  |                     |
| Maturity Date    | 1/1/2026   |           |     |                  |                     |

### Contact Details

|                  |                  |            |                   |               |                     |
|------------------|------------------|------------|-------------------|---------------|---------------------|
| Borrower         | ALFONSO STE...   | Originator | Cardinal Finan... | Title Company | Countryside Titl... |
| Borrower Address | 160 County Rd... |            |                   |               |                     |
|                  | Sussex, NJ 07... |            |                   |               |                     |

## Sale/Loan History

|                  |                 |                     |                    |                    |                        |
|------------------|-----------------|---------------------|--------------------|--------------------|------------------------|
| <b>Sale Date</b> | 12/10/2010      | <b>Price • Loan</b> | \$190K • \$172.... | <b>Transaction</b> | Resale w/Financ...     |
| Buyer            | ALFONSO STEP... | Seller              | BATH JAMES         | Originator         | Cardinal Financial ... |
| <b>Loan Date</b> | 5/10/2008       | <b>Loan Amount</b>  | Undisclosed        | <b>Transaction</b> | Unknown                |
| Originator       | Undisclosed     | Borrowers           | JAMES BATH; ...    |                    |                        |
| <b>Loan Date</b> | 10/16/2004      | <b>Loan Amount</b>  | Undisclosed        | <b>Transaction</b> | Unknown                |
| Originator       | Undisclosed     | Borrowers           | JAMES BATH; ...    |                    |                        |

**Improvements**

|                |          |                    |              |
|----------------|----------|--------------------|--------------|
| Building Size  | 1,752 SF | Year Built / Renov | 1928 / 1928  |
| Existing FAR   | 0.09     | Construction       | Type Unknown |
| Stories        | 2        | Exterior Walls     | Stucco       |
| # of Buildings | -1       |                    |              |

**Assessment**

Timeframe 5 Years ▼

| Assessed Year | Total Assessed | Improved Assessed | Land Assessed | % Improved | Tax Year | Tax Amount |
|---------------|----------------|-------------------|---------------|------------|----------|------------|
| 2025          | \$233,900      | \$173,800         | \$60,100      | 74.31%     | 2025     | \$6,907.00 |
| 2024          | \$233,900      | \$173,800         | \$60,100      | 74.31%     | 2024     | \$6,907.00 |
| 2023          | \$233,900      | \$173,800         | \$60,100      | 74.31%     | 2023     | \$6,811.17 |
| 2022          | \$233,900      | \$173,800         | \$60,100      | 74.31%     | 2022     | \$6,729.30 |

**Location**

|                        |                  |              |                  |              |               |
|------------------------|------------------|--------------|------------------|--------------|---------------|
| Office Submarket       | Sussex Count...  | Market (MSA) | Northern New ... | Assigned Zip | 07461         |
| Industrial Submarket   | Sussex Count...  | CBSA         | Northern New ... | County       | Sussex        |
| Multi-Family Submar... | Sussex Count...  | DMA          | New York, NY-... | State        | New Jersey    |
| Hospitality Submarket  | Morris/Sussex... | CSA          | New York-Ne...   | Country      | United States |

**Flood Risk**

|                 |   |                     |             |                   |              |
|-----------------|---|---------------------|-------------|-------------------|--------------|
| Flood Risk Area | High Risk Areas   | FEMA Map Identifier | 34037C0160E | FIRM Panel Number | 0160E        |
| In SFHA         | Yes   | FIRM ID             | 34037C      | FEMA Map Date     | Sep 29, 2011 |
| Floodplain Area | 100-year  |                     |             |                   |              |
| FEMA Flood Zone | A Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. |                     |             |                   |              |

*Flood risk is determined by the footprint of the parcel rather than the footprint of the property.*

160 County Rd 565, Sussex, NJ 07461

# Neighborhood

## Housing Facts & Stats

|  | 07461  | Sussex County | New Jersey | USA       |
|--|--------|---------------|------------|-----------|
| Median Estimated Home Value  | \$461K | \$453K        | \$598K     | \$366K    |
| Est. Home Value 12-Mo. Change                                      | +5.2%  | +2.5%         | +4.6%      | +0.1%     |
| Median List Price  | \$418K | \$439K        | \$529K     | –         |
| List Price 1-Month Change  | -2.3%  | +3.4%         | +3.7%      | –         |
| List Price 12-Month Change   | -1.2%  | +9.9%         | +17.6%     | –         |
| Median Home Age  | 57     | 55            | 60         | 44        |
| Own  | 79%    | 85%           | 64%        | 65%       |
| Rent   | 21%    | 15%           | 36%        | 35%       |
| \$ Total Value<br>(of all buildings for which permits were issued) | –      | \$30.07M      | \$5.94B    | \$384.62B |
| % Change in permits<br>(for all buildings)                         | –      | +68%          | +9%        | +6%       |
| % Change in \$ value<br>(for all buildings)                        | –      | +99%          | +15%       | +5%       |

## People Facts & Stats

|                              | 07461 | Sussex County | New Jersey | USA     |
|------------------------------|-------|---------------|------------|---------|
| Population                   | 18K   | 145K          | 9.27M      | 332.39M |
| Population Density per Sq Mi | 215   | 280           | 1.26K      | 94      |
| Pop Change since 2020        | -1%   | +0%           | +1.3%      | +2.1%   |
| Median Age                   | 40    | 44            | 40         | 39      |
| Male / Female Ratio          | 50%   | 50%           | 49%        | 50%     |

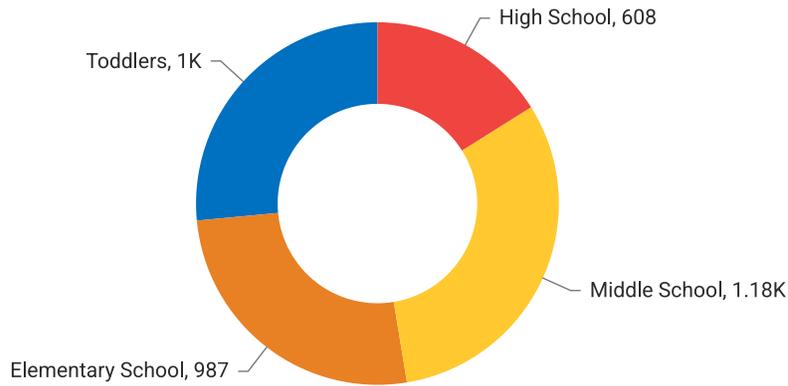
# 160 County Rd 565, Sussex, NJ 07461

## Population of Children by Age Group in 07461

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



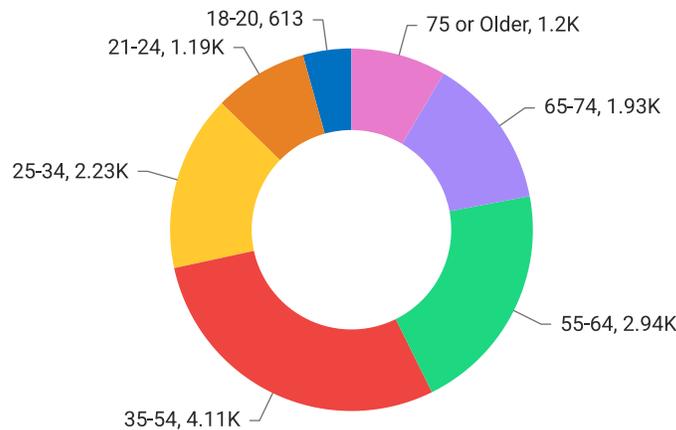
● 26.5% Toddlers  
 ● 26.1% Elementary School  
 ● 31.31% Middle School  
 ● 16.08% High School

## Population of Adults by Age Group in 07461

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 4.31% 18-20  
 ● 8.39% 21-24  
 ● 15.69% 25-34  
 ● 28.92% 35-54  
 ● 20.65% 55-64  
 ● 13.56% 65-74  
 ● 8.47% 75 or Older



# 160 County Rd 565, Sussex, NJ 07461

## Households With Children in 07461

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually



## Economic Facts & Stats

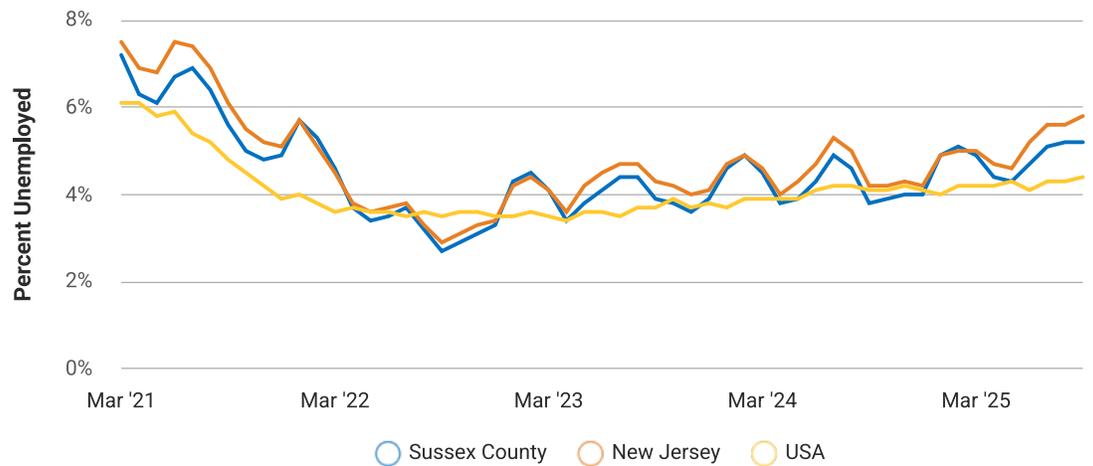
|                         | 07461     | Sussex County | New Jersey | USA      |
|-------------------------|-----------|---------------|------------|----------|
| Income Per Capita       | \$47,501  | \$56,471      | \$53,118   | \$43,289 |
| Median Household Income | \$103,409 | \$114,316     | \$101,050  | \$78,538 |
| Unemployment Rate       | –         | 5.2%          | 5.8%       | 4.4%     |
| Number Unemployed       | –         | 4K            | 282K       | 7.61M    |
| Number Employed         | –         | 76K           | 4.6M       | 163.66M  |
| Number in Labor Force   | –         | 80K           | 4.88M      | 171.26M  |

## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly





# 160 Route 565

Wantage, New Jersey 07461 (Sussex County) - Sussex County Submarket



Office

## Property Summary

|                |                   |
|----------------|-------------------|
| RBA            | 1,752 SF          |
| Built          | 1928              |
| Stories        | 2                 |
| Typical Floor  | 876 SF            |
| Tenancy        | Single            |
| Asking Rent    | Withheld          |
| Parking Spaces | 20 Surface Spaces |



## Property Details

|              |                     |        |                     |
|--------------|---------------------|--------|---------------------|
| Land Area    | 0.60 AC (26,136 SF) | Zoning | HWCO                |
| Building FAR | 0.07                | Parcel | 24-00018-0000-00010 |

## For Sale Summary

|              |                          |             |                |
|--------------|--------------------------|-------------|----------------|
| Asking Price | \$449,000 (\$256.28/SF)  | Land        | 0.60 AC        |
| Status       | Active                   | Built       | 1928           |
| Sale Type    | Investment or Owner User | On Market   | 2 Days         |
| RBA          | 1,752 SF                 | Last Update | March 10, 2026 |

## Transportation

|                 |   |
|-----------------|---|
| Parking Details | 20 Surface Spaces   |
| Traffic Volume  | 8,334 on Co Rd 565 (2025); 8,868 on Loomis Ave (2025); 3,190 on Newman Rd (2025); 2,439 on Lewisburg Rd (2018); 8,652 on Newman Rd (2022); 4,030 on Compton Rd (2025); 3,776 on Compton Rd (2025); 6,355 on Newman Rd (2025); 5,578 on Newman Rd (2025); 2,046 on Beemer Church Rd (2025) |
| Walk Score®     | Car-Dependent (27)  |

## Contacts

| Type           | Name              | Location         | Phone          |
|----------------|-------------------|------------------|----------------|
| Recorded Owner | STEPONGZI ALFONSO | -                | -              |
| True Owner     | Alfonso Stepongzi | Sussex, NJ 07461 | (973) 670-2710 |



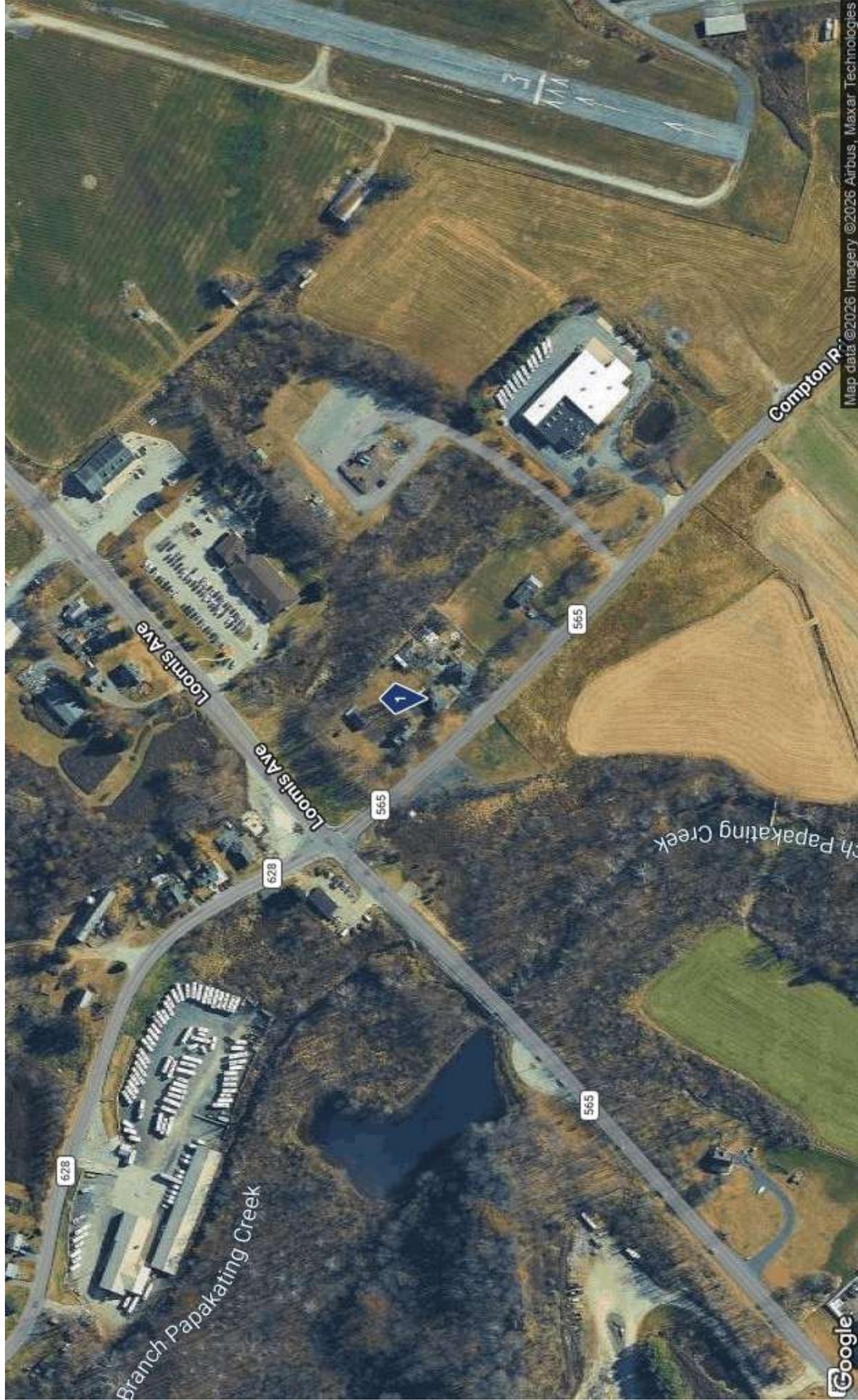


# 160 Route 565

Wantage, New Jersey 07461 (Sussex County) - Sussex County Submarket



Office



2026 CoStar Group - Licensed to Krumpfer Realty Group, LLC - 1000580



3/12/2026

Page 3

# Traffic Count Report

160 Route 565, Wantage, NJ 07461

Building Type: **Class C Office**

Class: **C**

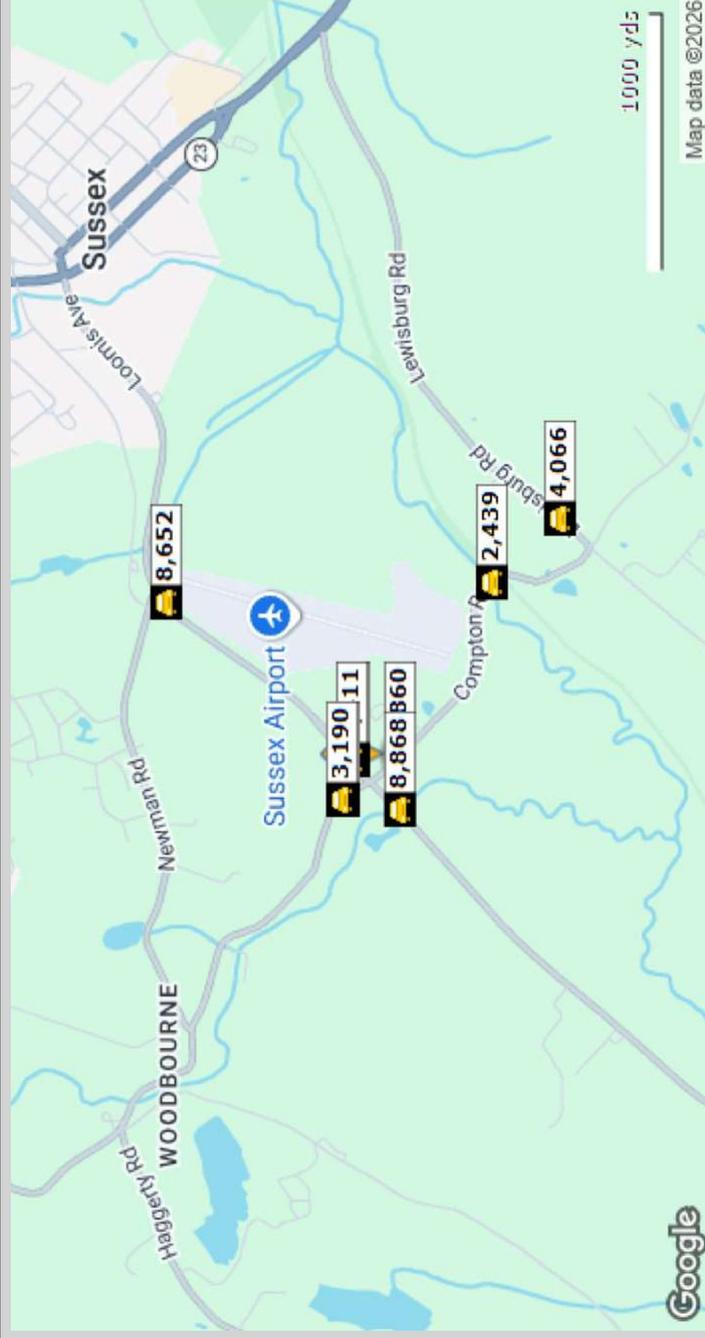
RBA: **1,752 SF**

Typical Floor: **876 SF**

Total Available: **1,752 SF**

% Leased: **100%**

Rent/SF/Yr: **Negotiable**



| Street          | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-----------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Co Rd 565     | Loomis Ave   | 0.08 NW        | 2022       | 3,860            | MPSI        | .02                     |
| 2 Loomis Ave    | Co Rd 565    | 0.06 SW        | 2025       | 8,334            | MPSI        | .08                     |
| 3 Loomis Ave    | Co Rd 565    | 0.06 SW        | 2024       | 8,411            | MPSI        | .08                     |
| 4 Co Rd 565     | Loomis Ave   | 0.09 NE        | 2024       | 8,953            | MPSI        | .12                     |
| 5 Co Rd 565     | Loomis Ave   | 0.09 NE        | 2025       | 8,868            | MPSI        | .12                     |
| 6 Co Rd 628     | Newnan Rd    | 0.63 NW        | 2024       | 3,215            | MPSI        | .14                     |
| 7 Co Rd 628     | Newnan Rd    | 0.63 NW        | 2025       | 3,190            | MPSI        | .14                     |
| 8 Co Rd 565     | Lewisburg Rd | 0.24 S         | 2018       | 2,439            | MPSI        | .45                     |
| 9 Loomis Ave    | Newnan Rd    | 0.03 NE        | 2022       | 8,652            | MPSI        | .61                     |
| 10 Lewisburg Rd | Compton Rd   | 0.09 SW        | 2024       | 4,066            | MPSI        | .66                     |

