



170 Changebridge Rd

Montville, NJ

Unit B6 | 1,600 SF



OFFERING

\$600,000

ASKING PRICE

Property Highlights

Beautifully Renovated Office Space

6 Offices / Exam Rooms

Designer Finishes Throughout

Convenient Access To
Route 287 & Route 80

Direct Outdoor Access to Unit

Property Stats

Block: 139 | Lot: 2

Unit Size: 1,600 SF

Zoning OB-1

Taxes: \$1,469/Qtr

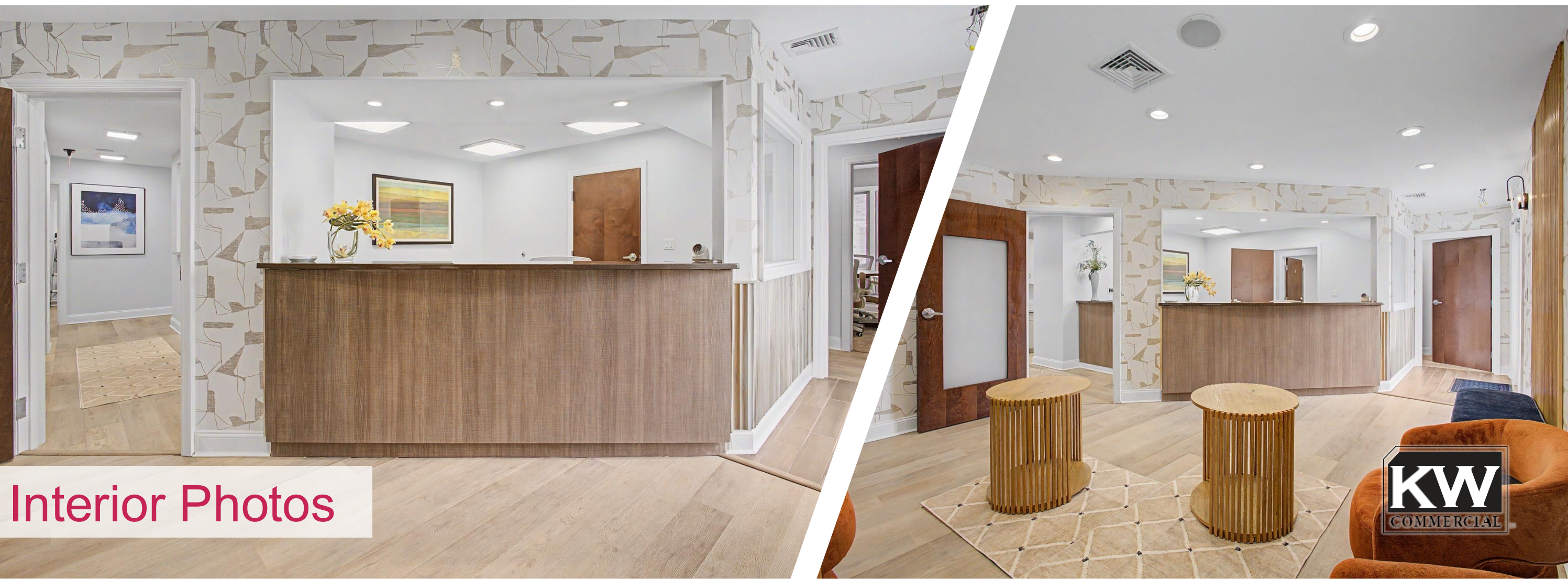
CAM: \$669/month

Beautifully renovated office space at 170 Changebridge Rd. This unit features designer finishes throughout, including high-end flooring and tile, upgraded doors & lighting and fashionable carpet. Ideal wraparound floorplan that currently is comprised of 6 offices/exam rooms, a reception area, administration space, a lab area, a pantry, and 2 bathrooms. Conveniently located within a diverse business center with easy access to Route 287 and Route 80. Perfect for an investor or an owner/user. Inquire for additional details.



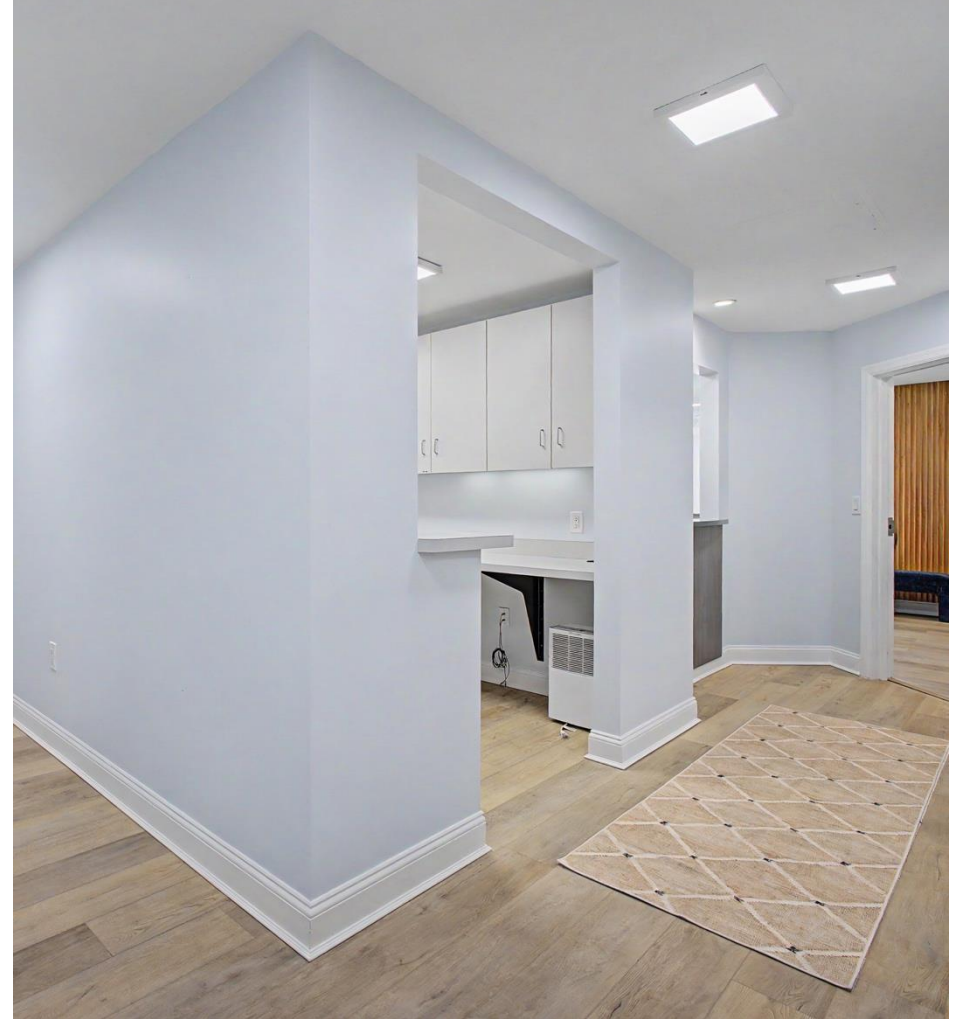
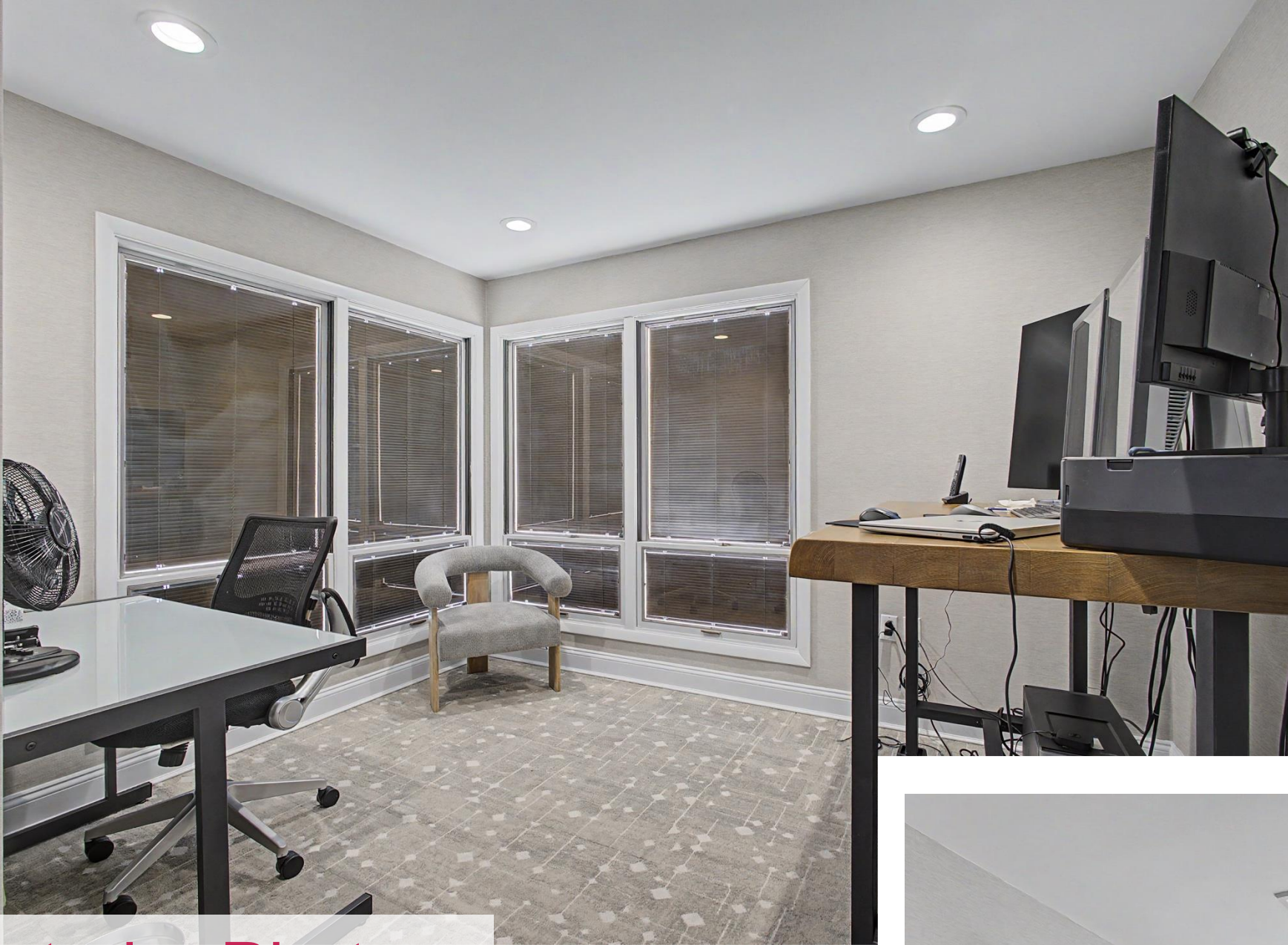


Interior Photos



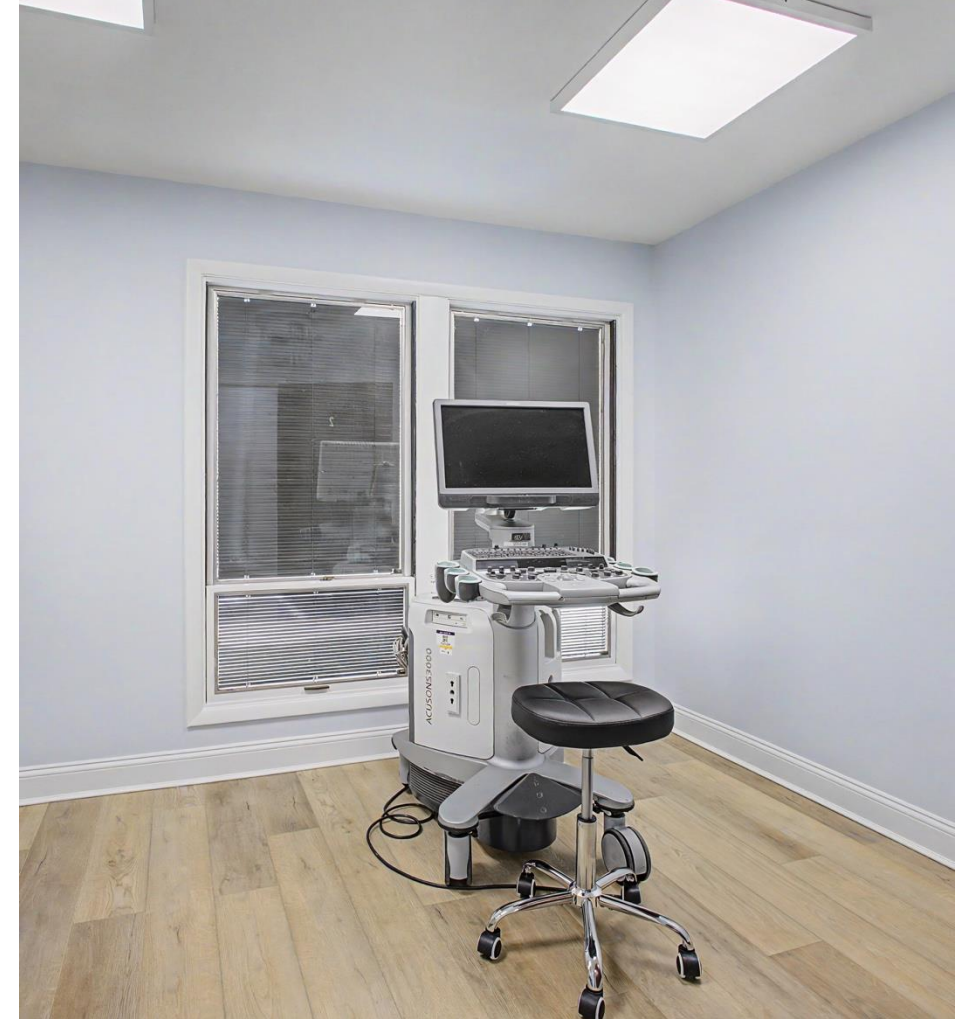
Interior Photos





Interior Photos



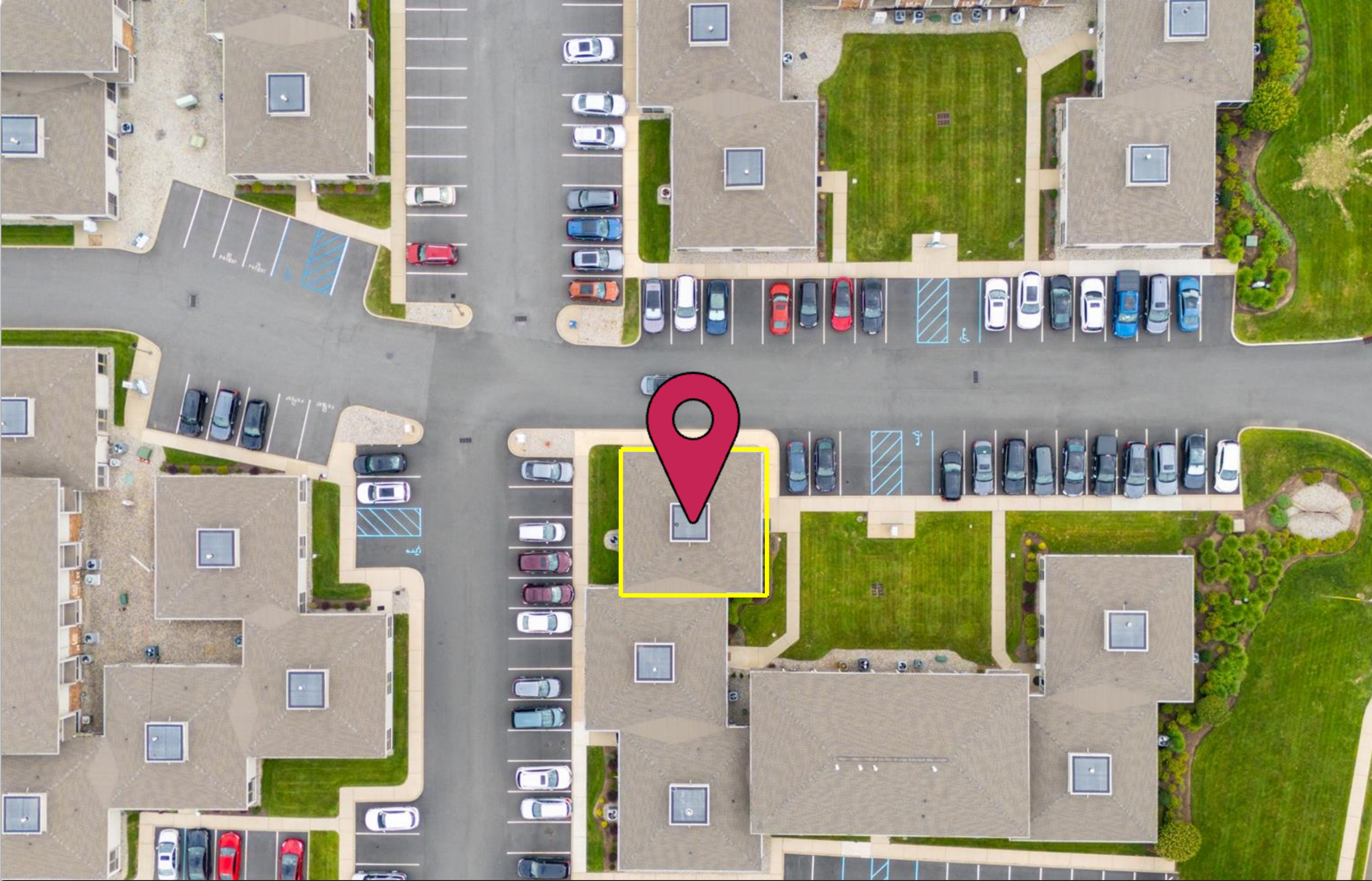


Interior Photos



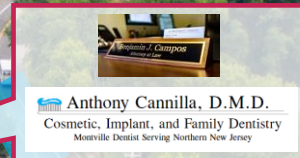
Exterior Photos





Property Lot

LOCATION



Horseneck Rd

Changebridge Rd



LOCATION



Sisco Tract
&
Montville Park



Parth N. Patel MD
Primary and
Preventive Care

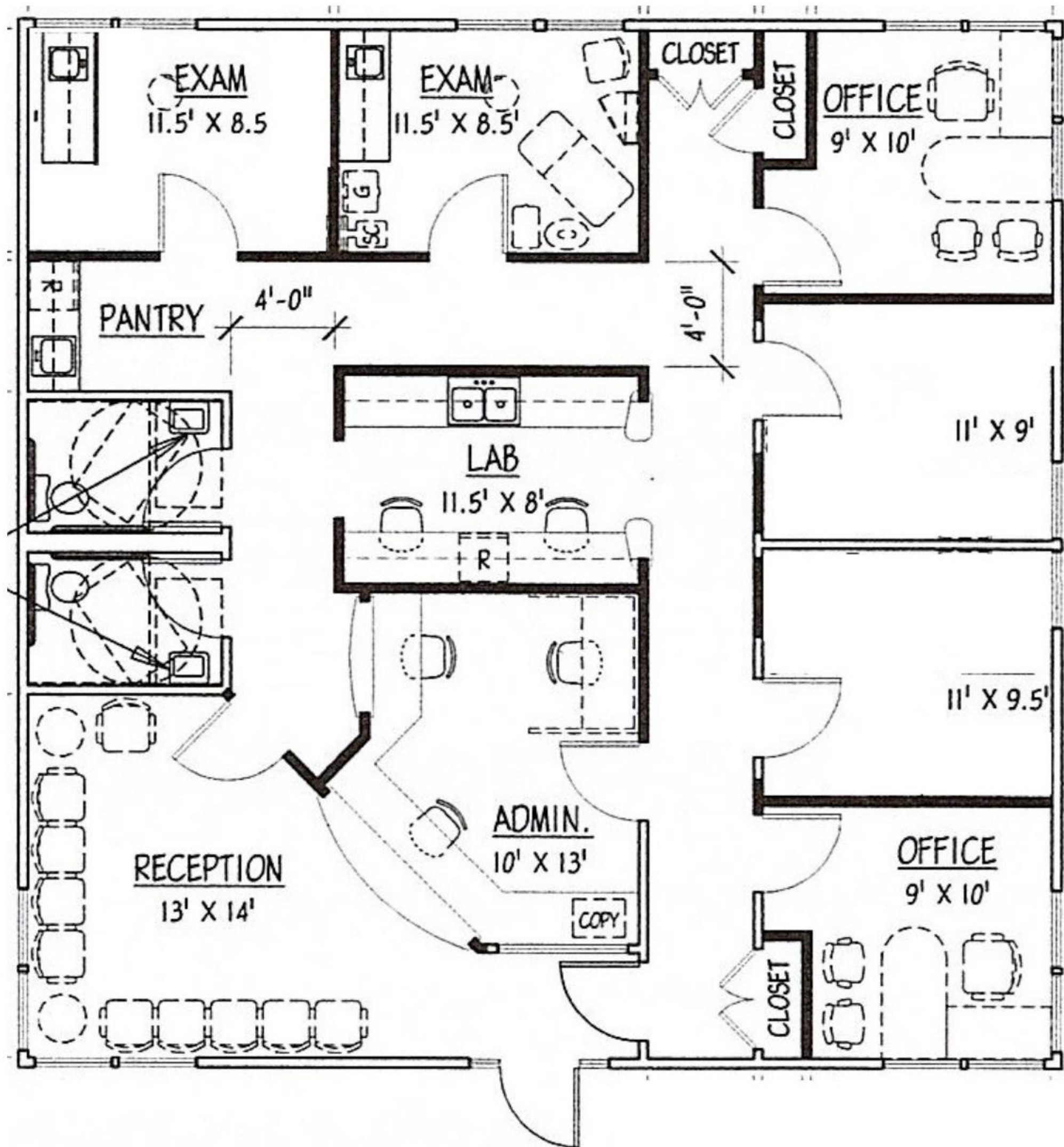


Peter L. Totta
Financial
Services



Anthony Cannilla, D.M.D.
Cosmetic, Implant, and Family Dentistry
Montville Dentist Serving Northern New Jersey

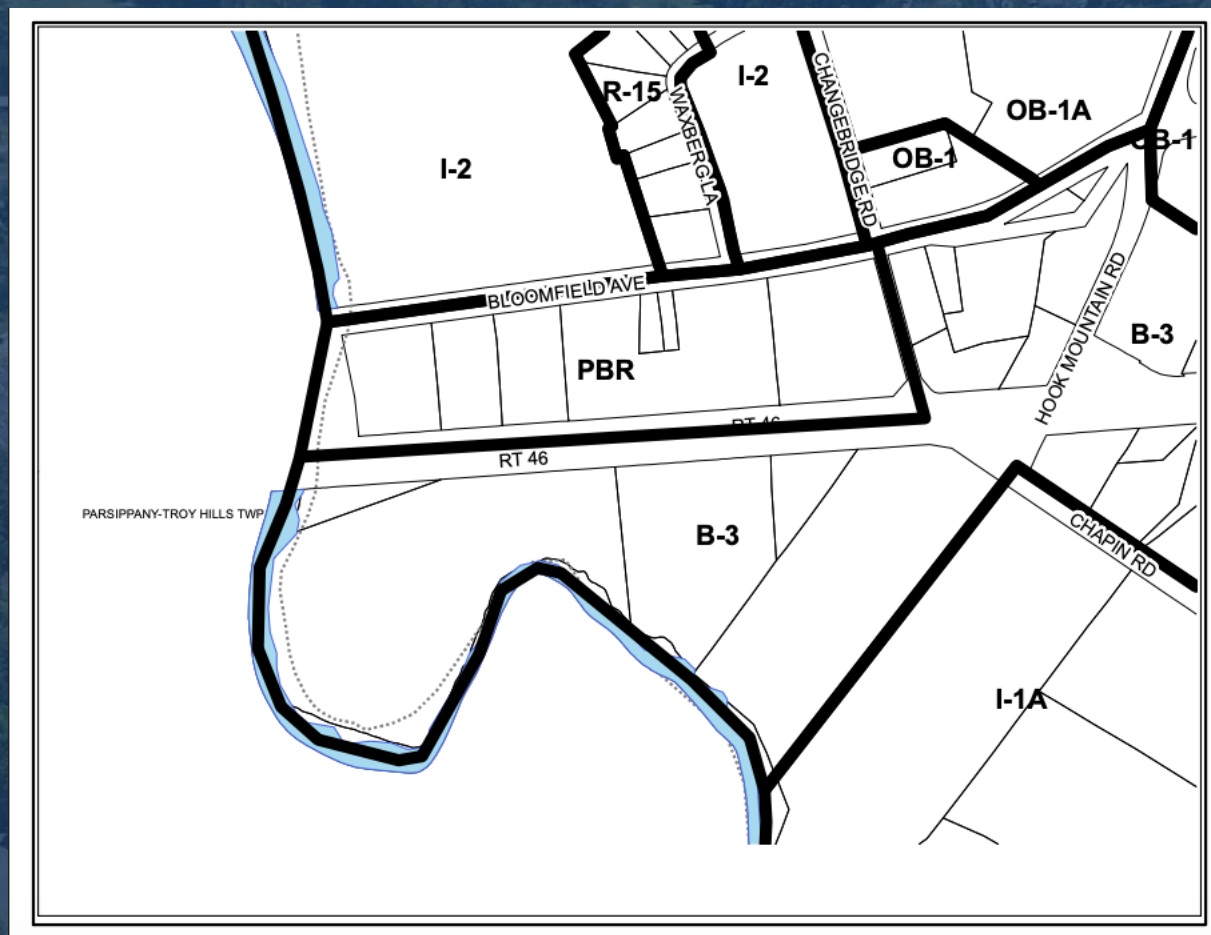




Floor Plan

Zoning

OB-1 Zone



OB-1 (Office Building District)

OB-1 Zone

Principal Permitted Uses.

1. Professional offices.
2. Medical and dental offices.
3. Executive and administrative offices.
4. Financial institutions and related business services.
5. Insurance, accounting, legal, engineering, architectural, and consulting offices.
6. Corporate headquarters and business offices.
7. Government and municipal office facilities.
8. Uses customarily incidental to permitted office uses.

Accessory Uses.

1. Off-street parking and loading facilities.
2. Signs in accordance with Township regulations.
3. Accessory structures customarily incidental to a permitted principal use.
4. Landscaping, screening, fences, and walls.
5. Utility facilities serving the principal use.
6. Wireless telecommunications equipment where permitted by ordinance.

Conditional Uses

1. Conditional uses may be permitted upon Planning Board approval where specifically authorized by Township ordinance.
2. All conditional uses must comply with the applicable standards contained within Chapter 230 of the Montville Township Land Use and Development Ordinance.

OB-1 Zone

Zoning Standards

The following zoning standards shall apply to development in the AH Districts:

- A.** Minimum lot size: 10 acres.
- B.** Minimum setback from public streets and tract boundary: 50 feet in AH-1 and AH-2 Zones; 75 feet in AH-4 Zone. The minimum distance from a private street shall be 35 feet.
- C.** Maximum building coverage: 30% of the site.
- D.** Maximum height of building: three stories and 40 feet.
- E.** Maximum number of dwelling units per building:
 - (1) Townhouses: 10.
 - (2) Apartments: 30.
- F.** Minimum distances between buildings:

Configuration	Minimum (feet)	Average (feet)
Front facing front	60	75
Front facing rear	60	75
Front facing side	30*	40*
Rear facing rear	60	75
Rear facing side	15*	20*
Side facing side	15*	20*

NOTES: Not less than 50 feet if driveway is located between buildings

Zoning

OB-1 Zone

Zoning Standards

G. Minimum usable open space: 20% of the site. Usable open space is open space exclusive of roads, parking areas, buffers, walkways and buildings.

H. Recreation. Multifamily developments of between 10 and 50 units shall provide 250 square feet of space in a usable configuration for play lots or a shaded area for the elderly or other space for recreation which is appropriate for that development. Multifamily developments of larger than 50 units shall provide for an additional 20 square feet per unit above 50 units for such purposes. In large developments, such space shall be subdivided into two or more usable areas, distributed throughout the development so as to be convenient to residents

Demographics

POPULATION	1- MILE	3- MILES	5- MILES	3- MILE RADIUS DEMOGRAPHICS	
2026	7,947	56,750	119,620		56,750 POPULATION
HOUSEHOLDS	1 – MILES 3,032	3 - MILES 22,690	5 - MILES 46,330		22,690 TOTALHOUSEHOLDS
INCOME Average HH	1 – MILES \$137,085	3 - MILES \$122,048	5 - MILES \$135,388		\$122,048 AVERAGE HOUSEHOLDINCOME

Montville Township, New Jersey, offers a rare blend of historic character and modern economic strength. Established in 1867 and rooted in Dutch colonial settlements dating back to the early 1700s, Montville evolved from a farming and canal-based community into one of Morris County's most desirable suburban markets. The historic Morris Canal, Revolutionary War connections, and preserved colonial-era architecture contribute to a unique identity that distinguishes Montville from newer suburban communities.

For investors, Montville's appeal lies in its strategic location at the crossroads of Interstate 287, Interstate 80, and U.S. Route 46, providing direct access to New York City, Morristown, and Northern New Jersey's major employment centers. This accessibility has fueled decades of residential and commercial demand while maintaining a lower-density, high-quality environment that attracts affluent households and established businesses.

Today, Montville is recognized as one of Northern New Jersey's premier suburban communities, featuring a growing population, strong retail activity, excellent schools, and a business-friendly environment. Comprised of the distinct neighborhoods of Montville, Towaco, and Pine Brook, the township offers investors a stable market supported by high-income demographics, limited land availability, and sustained demand for quality residential, retail, and commercial real estate. Its combination of historical significance, transportation connectivity, and long-term economic fundamentals makes Montville a compelling destination for investment and development.



Montville Township — Where Morris County History Meets Modern Investment Opportunity.





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