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**COMMERCIAL**®

**63 US HIGHWAY**

**46**

**63 US Highway 46**  
**Montville, NJ 07058**

Seize the opportunity to develop in a high-visibility location along a busy highway in a thriving B3 commercial zone. This raw land is ideal for a drive-thru coffee shop, bagel deli, fast food restaurant, or other retail ventures. With excellent traffic exposure and flexible zoning, it's perfectly positioned to attract steady footfall from both local residents and daily commuters. Don't miss your chance to turn this blank canvas into a profitable destination.



**SALE**

**PURCHASE PRICE:**  
**\$487,000.00**

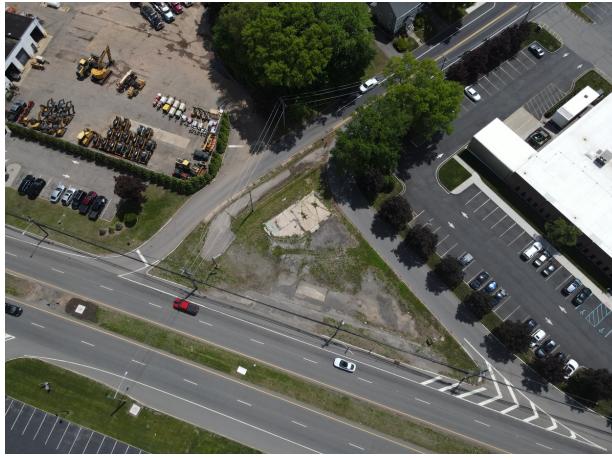
**Land Size: 0.24 Acres**

Contact:

**201-314-9899**

**SUMMER FAILLA**  
**SVP**

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Summerfailla@gmail.com



# Property Available

## 201-314-9899

