

An aerial photograph showing a commercial area. A multi-lane highway runs diagonally from the top left towards the bottom right. To the left of the highway, there are several parking lots filled with cars, some commercial buildings, and a residential-style house. To the right of the highway, there's a large, mostly empty lot with some construction equipment and a few buildings. The background is filled with dense green trees under a clear sky.

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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**

License: 1539292

Summerfailla@gmail.com



Property Available

201-314-9899

