

# 90-110 Speedwell Ave (Redevelopme...

Portfolio of 7 Properties for Sale



Presented By:  
Graham Realty Group, LLC



# 90-110 Speedwell Ave (Redevelopment)

Portfolio of 7 Properties for Sale

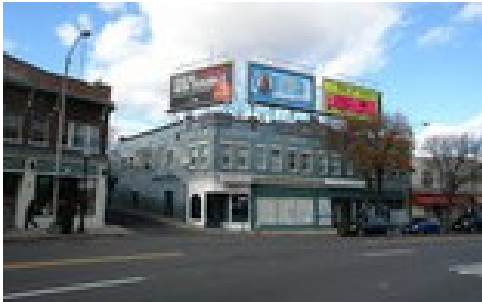
## Portfolio Properties

Property ID	Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
	11 Clinton Pl, Morristown, NJ	Land	0.14		
	15 Clinton Pl, Morristown, NJ	Multifamily	4,000		
	Vacant Lot 2, Morristown, NJ	Land	0.15		
	104 Speedwell Ave, Morristown, NJ	Retail	3,001		

Vacant Lot 3,  
Morristown, NJ

Land

0.07



96 Speedwell Ave,  
Morristown, NJ

Retail

9,560



98 Speedwell Ave,  
Morristown, NJ

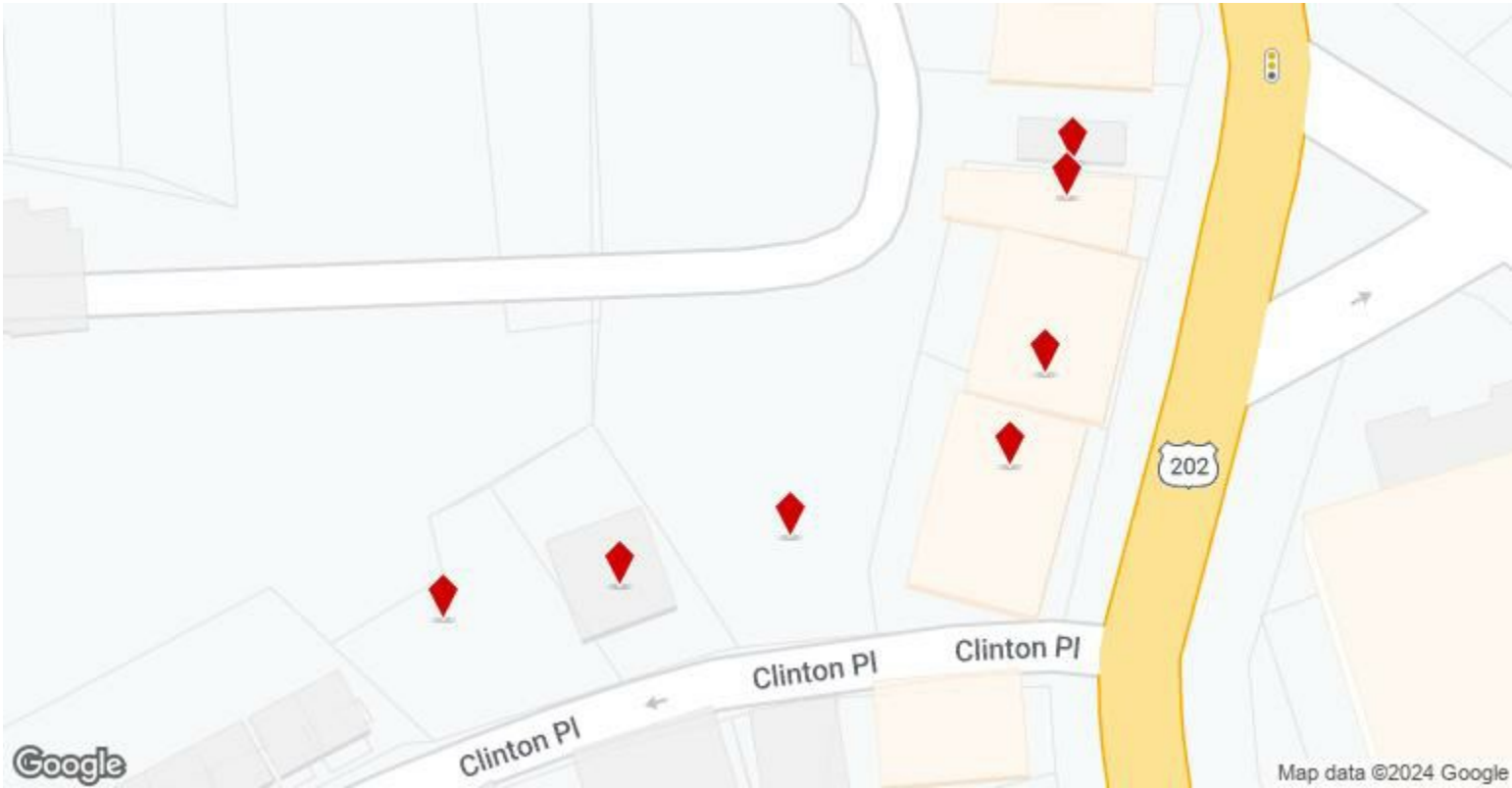
Retail

5,218

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## Location





# 90-110 Speedwell Ave (Redevelopment)

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## Property Photos



front view f bill board



front to clinton

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## Property Photos



front view e bill board



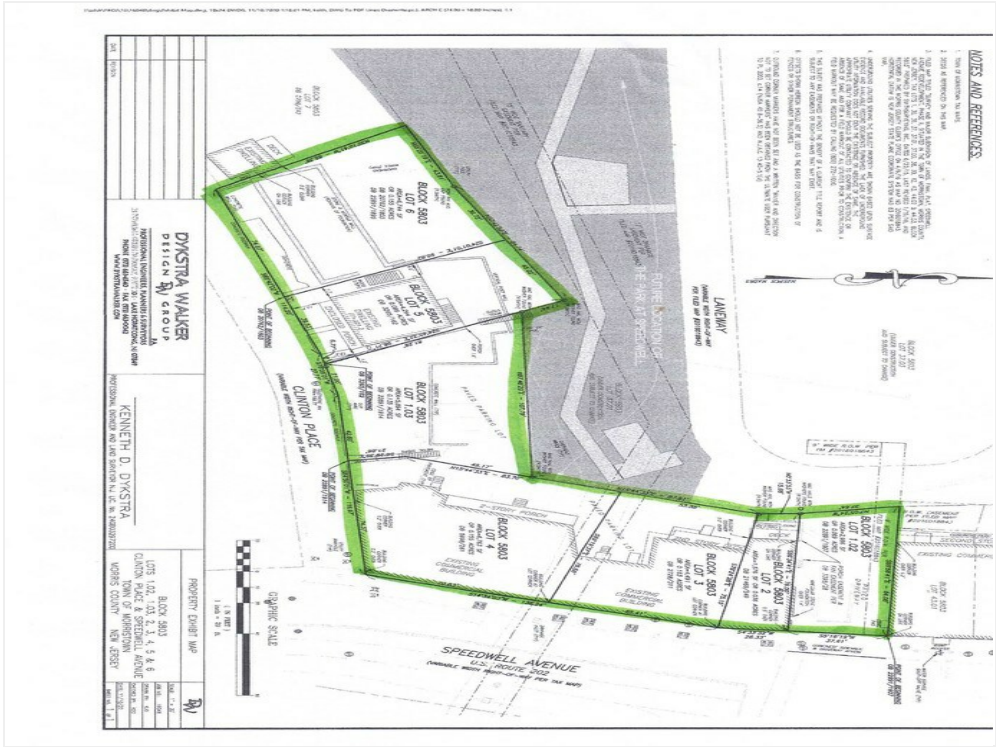
front up speedwell



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## Property Photos



Potential Site Development



streetview front a



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## Property Photos



streetview front b



streetview clinton speedwell



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## Property Photos



lot 1 b



15 clinton b



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## Property Photos



15 clinton a



98 Speedwell Ave



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## Property Photos



lot 3 a



Vacant Lot 1 Front View



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## Property Photos



Vacant Lot 1 Back View



Vacant Lot 2 Front View



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## Property Photos



Vacant Lot 2



Vacant Lot 3



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## Property Photos



Vacant Lot 3



Back view from Park



# 90-110 Speedwell Ave (Redevelopment)

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An assemblage of 7 existing mixed-use properties and vacant lots located on .75 acres at the corner of Speedwell Ave and Clinton Pl.

located within the Speedwell Redevelopment Area with underlying zoning TC "Town Center" which allows a wide array of mixed-uses

The property is the remaining undeveloped property between Headquarter Plaza and the Modera apartment complex.

The subject property has gateway prominence as traffic approaches Morristown South along Route 202.

90-96 Speedwell Ave - 2 stories, 8,000 +/- SF (4,000 Retail 1st and 4,000 2nd fl) - Vacant

98-102 Speedwell Ave - 2 stories, 5,000 +/- SF (2,500 retail 1st fl and 3 - 1BR apt 2nd fl) fully lease with termination clauses

104 Speedwell Ave - 2 stories 3,000 +/- SF (1,500 retail 1st and 2 - 1BR apt 2nd fl) Fully leased with termination clauses

15 Clinton Pl = 4 story 4,000 +/- SF (4 apartments) Fully lease with termination clauses

Plus 3 additional vacant lots.

Approx. 260 Feet of frontage on Clinton Pl and approx. 200 Feet of frontage down Speedwell Ave; Lot depths range from 75' to 80'

Current net cash is approximately \$125,000, which does not include any income from 90-96 Speedwell Ave (8,000 SF bldg) which is completely vacant at this moment.

There are no approvals in place.

- Gateway prominence as traffic approaches Morristown South along route 202.

Price:	\$7,000,000
Price / SF:	\$321.41 / SF
Cap Rate:	1.79%
Sale Type:	Investment
Status:	Active
Number of Properties:	7
Total Building Size:	21,779 SF
Total Land Area:	0.36 AC



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