

For Sale:

5 & 7 Hilltop Road, Mendham, NJ 07945

Price:
\$2,910,000



CONTACT:

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CHILMARK
REAL ESTATE SERVICES, LLC

CORFAC International

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PROPERTY OVERVIEW:

5 & 7 Hilltop Road consists of two freestanding and completely renovated iconic historic office zoned buildings in the heart of **Mendham Borough, Mendham, NJ**. Steps away from the landmark Black Horse Pub; these two contiguous block and lots total **over 1.1 acres** and provide approximately **170' of frontage**. The properties are professionally maintained, offer ample onsite parking (45+ spaces) and well designed traffic circulation. Renovated Bluestone patio areas for outdoor seating and entertaining. Given the depth and size of the subject properties, there is a possibility for future development on site.



Significant rental income potential for investors benefiting from a relocation for their own offices while collecting income at the neighboring building. Each building has been professionally designed with tasteful updates and well equipped with efficient HVAC, renovations, security and fiber. Previous tenant use was professional office. Each building consists of three (3) floors.



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HIGHLIGHTS

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BUILDING(S) SUMMARY:

➤ Square Footage: 8,305	➤ Pricing: \$2,910,000.00	➤ Land Area: 1.13 Acres
➤ Parking: 48 existing	➤ Zoning: Historic Business (B)	➤ Taxes: \$35,350.00



5 Hilltop Road

Year Built: 1815 Block: 1902, Lot 21 Year Built: 1815
Renovated: 2017 Total SF: 4,418 SF Total Acres: .52
Taxes: \$17,975.00



POPULATION
2024 7,718
2029 Projection 7,796

2 MILES
7,718
7,796



7 Hilltop Road

Year Built: 1738 Block: 1902, Lot 20 Year Built: 1738
Renovated: 2017 Total SF: 3,887 SF Total Acres: .61
Taxes: \$17,375.00



FA INCOME

Average HH Income \$211,569

\$211,569

\$208,395

\$161,293



Tewksbury HOUSING

Median Home Value \$949,800

\$1,050,025

\$926,150

UNDERSTANDING: Chilmark has been engaged by the owner to use its best efforts to assist in the sale of the property. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Any reference to income, square footages, expenses and so forth are estimates or approximates. Chilmark or its personnel makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. Any interested party should perform its own independent investigation of the property and verify all information. The information herein is subject to change.

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