

256 Route 206 S.

STANHOPE, NJ

LAND APPROVED FOR RETAIL & APARTMENTS



**Reduced
Price!
\$895,000**

For Sale

- ±0.517 Acres
- Approvals for 1,650 SF of retail + 10 apartments (8 market rate, 2 Affordable; all one-bedroom)
- 27 on-site parking spaces
- Site improvements include level pad and retaining walls - ready for construction
- Seconds to I-80 interchange
- Prime US-206 frontage with excellent visibility and traffic counts
- Just 0.25 miles to I-80, providing direct access to NYC and regional markets
- Minutes from downtown Stanhope, schools, parks, and residential neighborhoods
- High demand for one-bedroom rentals in Sussex County
- Convenient to retail corridors in Hopatcong, Byram, and Netcong
- Shovel-ready opportunity for developers and investors

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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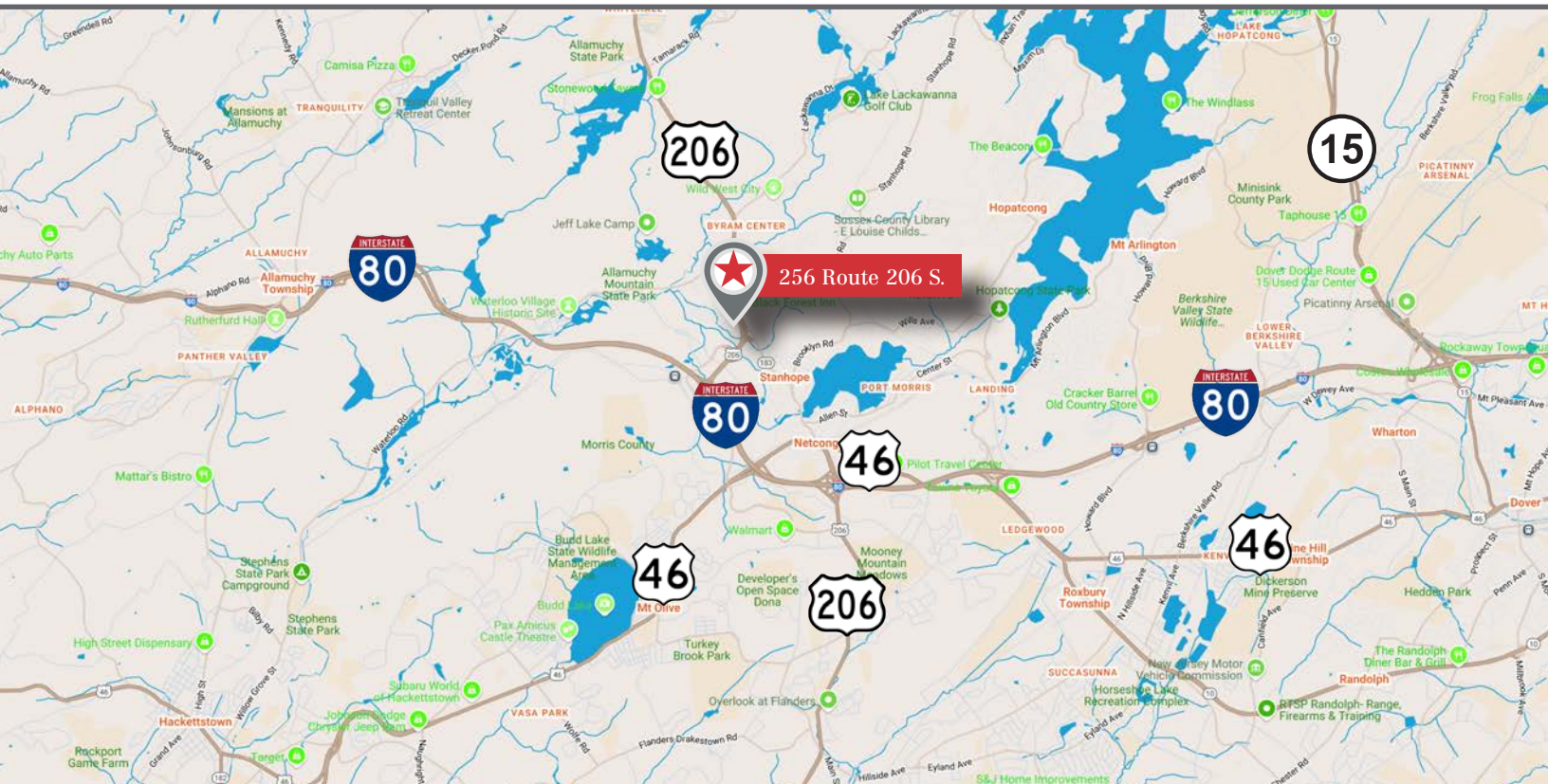
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

AERIAL & REGIONAL MAP

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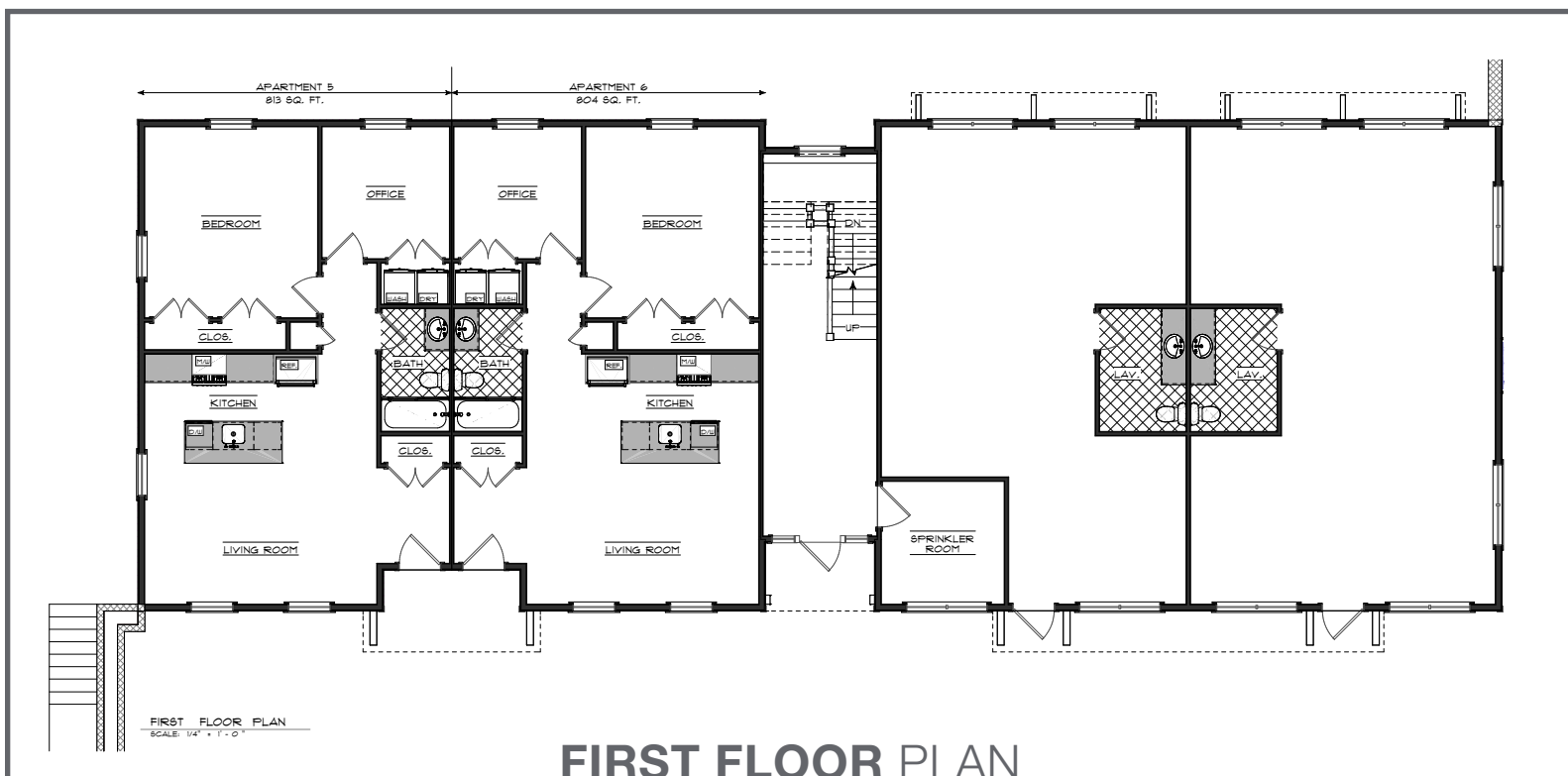
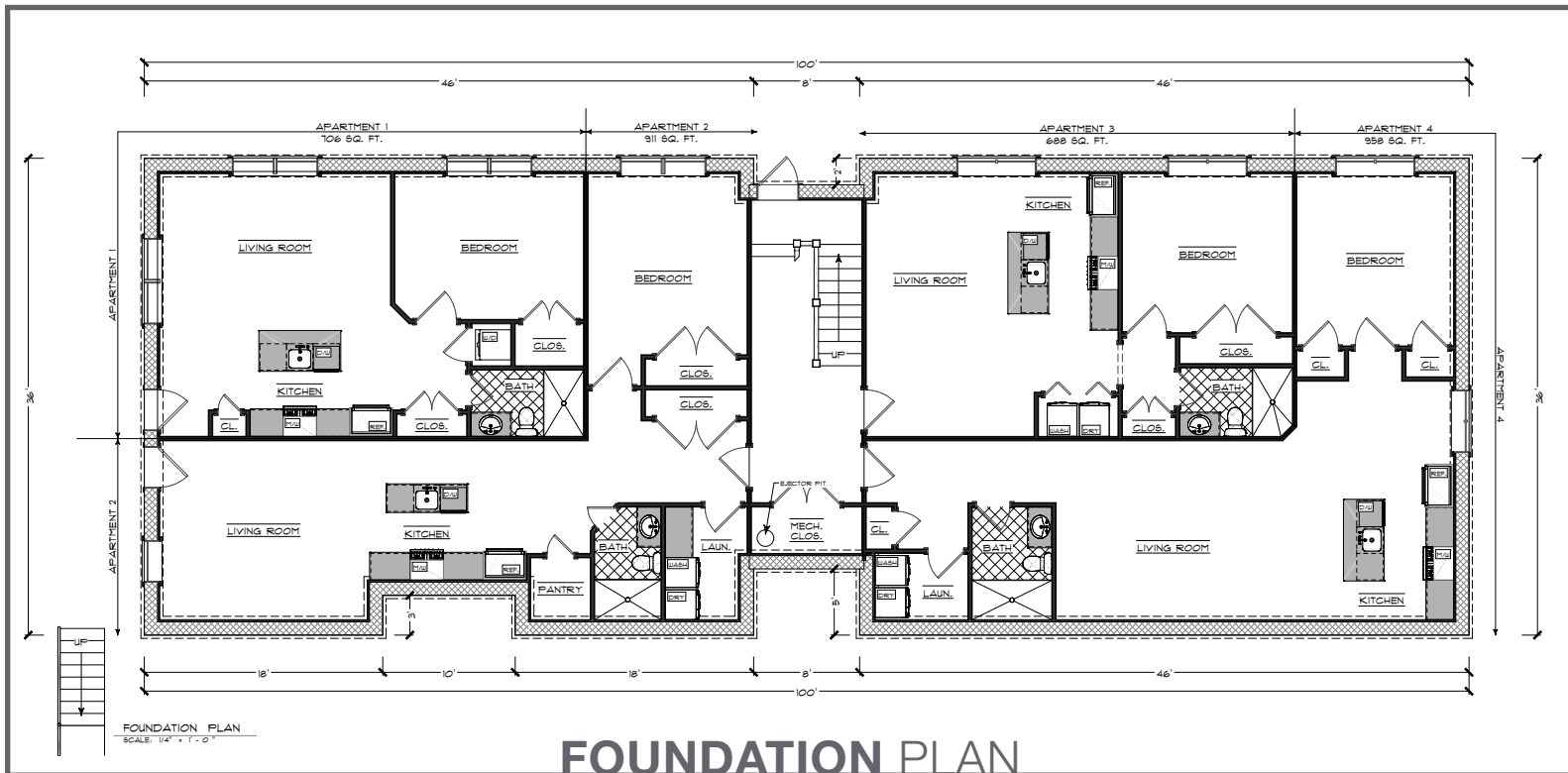
LOCATION MAP & NEIGHBORING RETAIL

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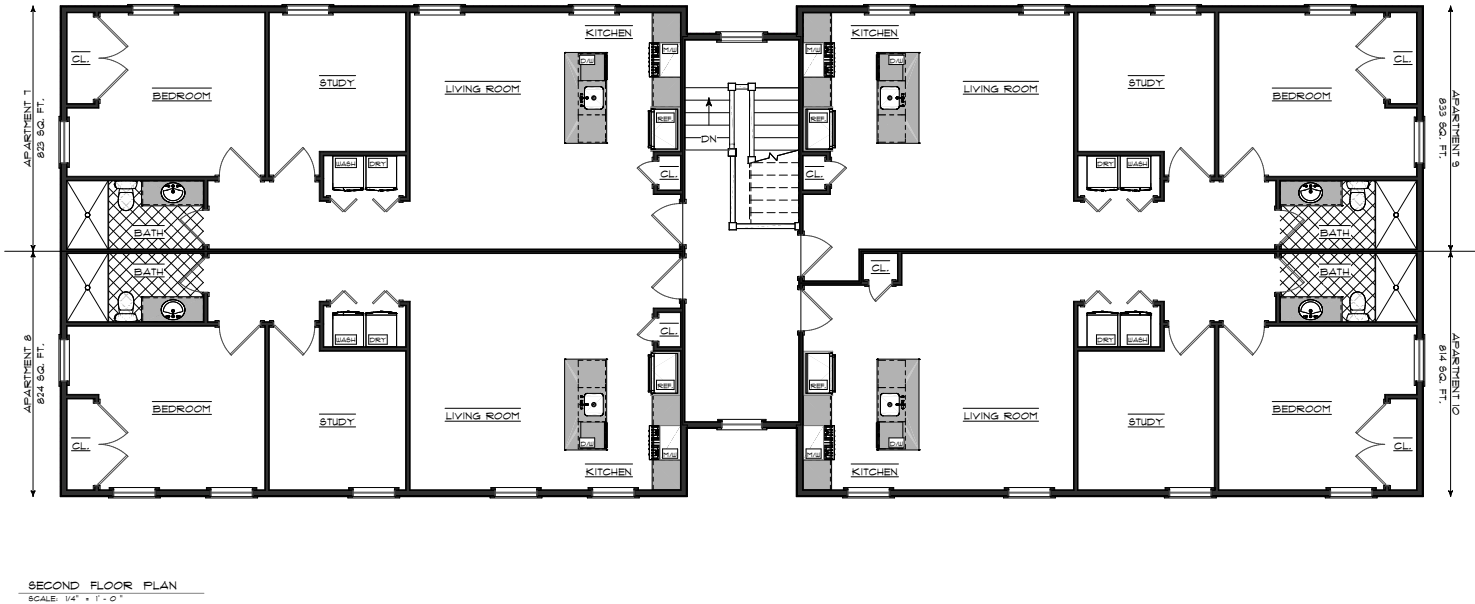
FLOOR PLAN

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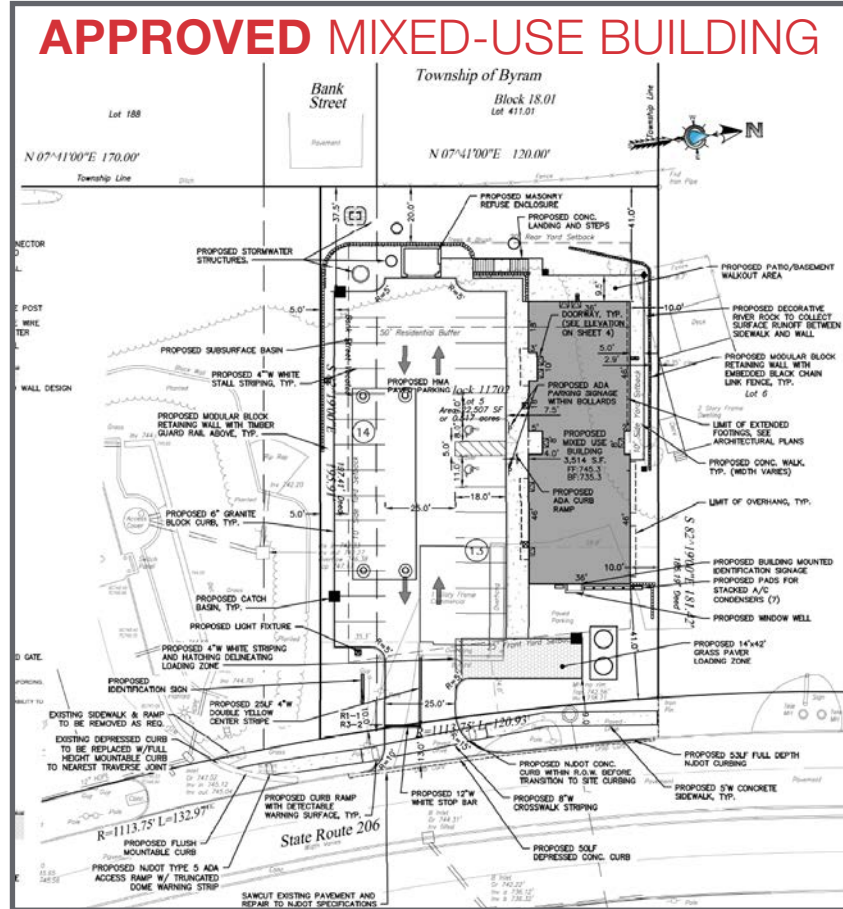
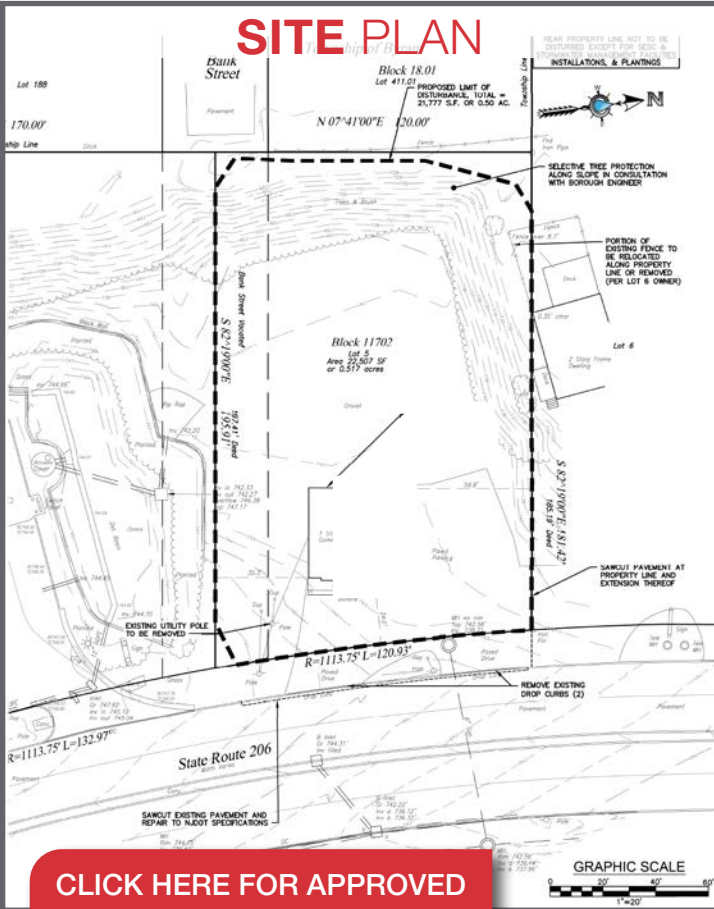


FLOOR PLAN & SITE PLANS

256 Route 206 S.
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SECOND FLOOR PLAN



[CLICK HERE FOR APPROVED
DETAILED SITE PLANS](#)

