

# SALE

## THE CARRIAGE HOUSE

470 U.S. 206 Branchville, NJ 07826



### PROPERTY DESCRIPTION

Introducing a rare opportunity for Retail / Restaurant investors in the Branchville area. This charming 4,000 SF building, originally constructed in 1920 and thoughtfully renovated in 2016, offers an ideal canvas for your venture. Zoned for Retail, Restaurants, and Bars, this property presents endless possibilities in a thriving location. This turnkey investment promises immediate returns and potential for further growth. Don't miss out on the chance to make your mark in this vibrant community, where history meets modern opportunity.

### PROPERTY HIGHLIGHTS

- Ample parking for guests and staff
- Unique Tiki Bar for a distinctive atmosphere
- Seating capacity for over 120 guests
- Spacious commercial kitchen for culinary operations
- Including Liquor License with permitted outdoor service for added value
- Outdoor dining space for al fresco experiences
- 15,500 cars per day
- Currently open 5 days per week.
- Lakefront with boat docking overlooking Culver's Lake along the Appalachian Trail
- Call John Negri @ 973 865 3456 or Stacey Michelman @ 973 417 0079 for a private showing

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.8 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	91	375
Total Population	44	206	850
Average HH Income	\$125,960	\$126,213	\$125,860

**John Negri**  
973 865 3456  
john.negri@cbmoves.com



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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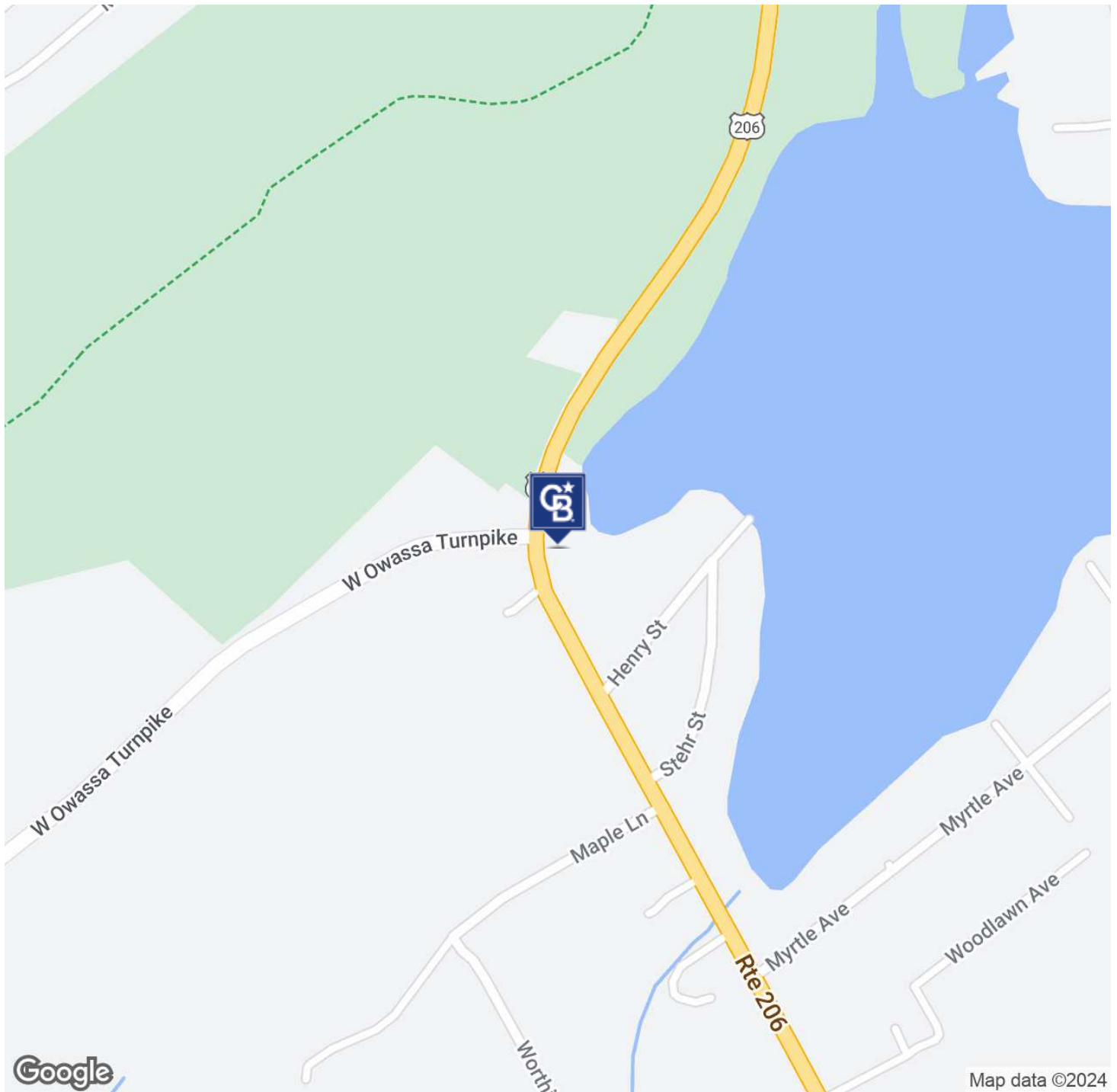
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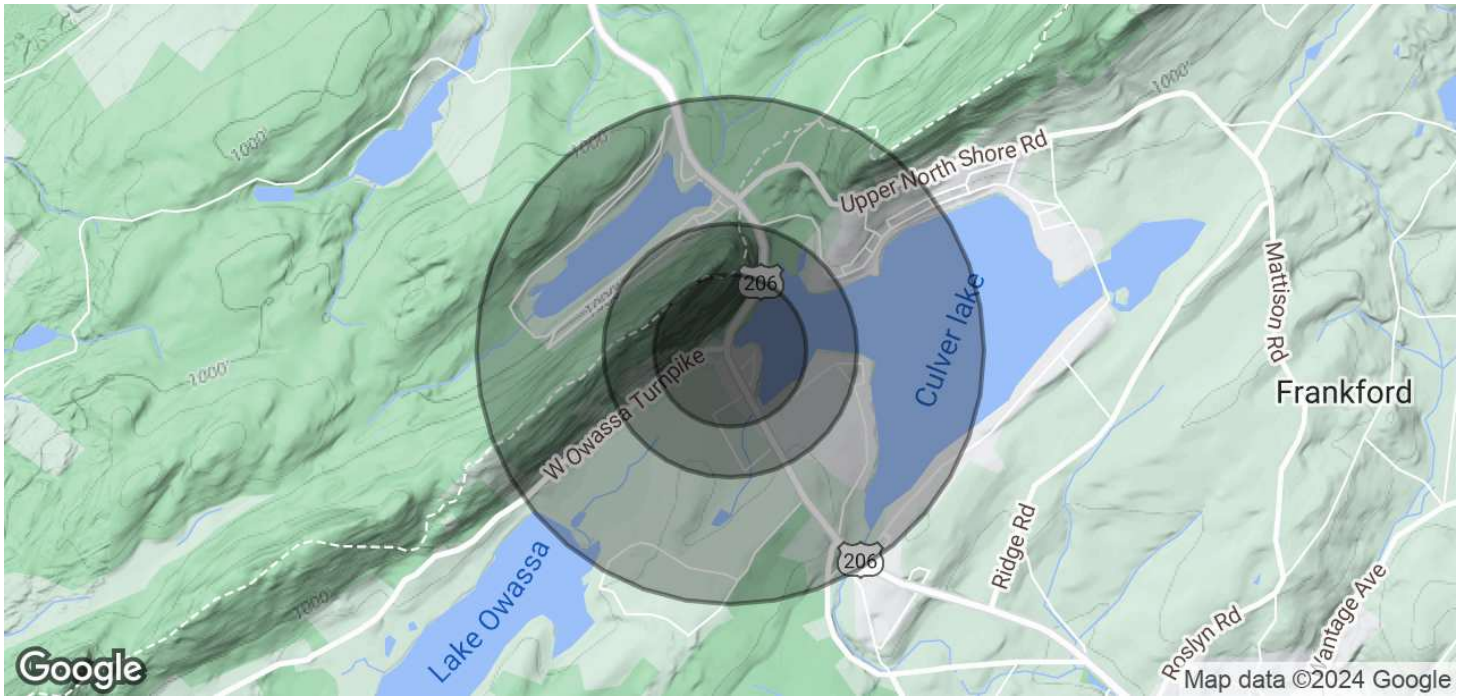


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	44	206	850
Average Age	48	48	48
Average Age (Male)	48	48	47
Average Age (Female)	48	48	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	91	375
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$125,960	\$126,213	\$125,860
Average House Value	\$438,859	\$444,982	\$431,268

Demographics data derived from AlphaMap

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