



637 Lafayette Road | Sparta Township, NJ

LOCATION - HIGH VISIBILITY

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With 800 ft of highway road frontage and high traffic count, the property offers excellent visibility and accessibility, which is ideal for a business.

A unique opportunity to combine their living space with a business or investment opportunity.



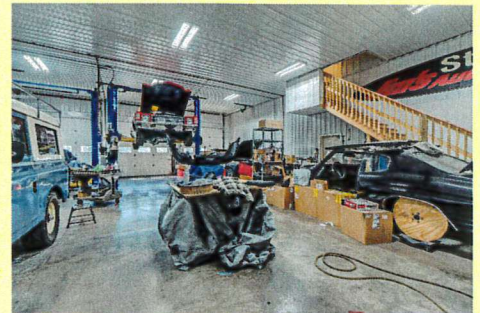
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BUSINESS



BUSINESS

The business building includes a front office w/ ADA compliant lavatory, a large bay area with high ceilings suitable for auto restoration & repair, a painting mix room, paint shop, & utility room.

The building also has a substantial electrical service (440 amp) & oil-fired HVAC system, providing the necessary infrastructure for



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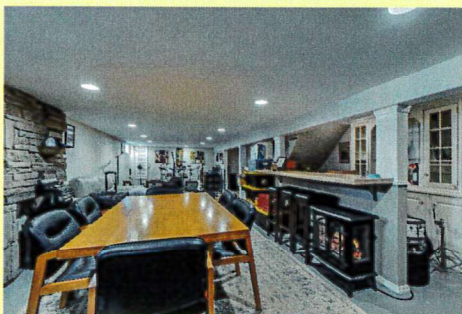
COMM SPACES

Shop Built-in 2022
Front Office 17x12
6 Bays - 48x38 w/14ft Ceiling
Paint Mixing Room - 14x8
Paint Shop 45x23
Paint Booth-Utility Room

ZONING

While zoned residential, the property has received a variance to operate a business, allowing for a seamless integration of personal and professional life.

TWO BEDROOM RANCH HOME



RESIDENTIAL

The ranch-style home offers comfortable living quarters with 1648 square feet of space, featuring two bedrooms and two bathrooms. The finished basement provides additional storage & recreational space, including a bar area. The updated galley kitchen w/stainless steel appliances, wood-burning fireplace in the living room with a stone surround, & an attached heated two-car garage enhance the residential amenities

ADD'L FEATURES

Home Renovated in 2018
Central Air
Natural Gas
Oil Tank-Inside
Private Well Water
Standalone Garage for add'l storage
Covered Porch
Taxes: 12,546



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