

# UNIQUE OWNER OCCUPANT REDEVELOPMENT OPPORTUNITY WITHIN DOWNTOWN MORRISTOWN

211-213 South Street, Morristown, Morris County, New Jersey 07960



## PROPERTY DESCRIPTION

A prominent +/-12,500 SF single-story commercial building plus 5,078 SF of basement storage and 53 onsite parking spaces, situated on 2.02 acres (Lot 5 Block 6301) and the gateway into downtown Morristown. Opportunity includes 7,667 SF vacant and formerly occupied by Rite Aid and 4,717 SF leased to Coldwell Banker Realty Services. Situated contiguous TD Bank, Walgreens, and Kings Supermarket, this unique Morristown investment is a rare find within Northern New Jersey's premier municipalities. The Property's prime location affords exceptional visibility, access and high foot traffic along South Street. Additionally, the open floor plan and 12' clear ceiling height provides flexibility for various commercial uses. Positioned in immediate proximity to Morristown Hospital and visible to exit 35 of I-287, just minutes from I-78 and Routes 24 and 202 as well as public transportation. The potential for customization of the ground floor and future 2nd and 3rd floor building expansion for multi-family or commercial use, present an excellent investment opportunity.

## TOTAL GR. LEVEL SQUARE FOOTAGE

+/- 12,500 SF with 7,667 SF  
available for lease

## OFFERING SALE PRICE

Upon receipt of signed NDA

## RENTAL RATE

Upon request, subject to use and  
creditworthiness

## ZONING

TC-Overlay (allows for up to 3 stories)

## PARKING

53 Onsite Parking Spaces

## TRAFFIC COUNT

19,667 VPD South Street a/k/a Route 124

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

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