

Morris\* Washington Twp.\* (2338)

2 Mountain View Ave\*

List Price: \$1,900

## Commercial Agent Complete Report



MLS#: **4005628**  
 Status: **Active**  
 ZIP: **07853-3122\***  
 RZIP:  
 Block: **35.01\***  
 Lot: **30\***  
 Suite #:  
 Bldg #:  
 #Units:  
 #Apts: **0**  
 TFB:  
 #1Br:  
 #3Br:  
 YB/Desc/Ren: **1960 / Approximate /**  
 Type: **Mixed Use**

Section: LP: **\$1,900 / PSqFt:\$2.37**  
 ZN: **C1** OLP: **\$1,900**  
 BSqFt: SP:  
 ASqF: **800** SpSqf: **\$0.00**  
 OSqFt: **800** FSOL: **L**  
 Acres: **0.92\*** LD: **01/16/2026**  
 LtSz: **.920 AC\*** XD: **06/07/2026**  
 CLR: **White** FSD:  
 ZnCpl: UCD:  
 GSMLS.com: **Yes** AntCd:  
 THB: CD:  
 #2Br: ADM: **3**  
 #4Br: DOM: **3**  
 OCD:  
 SDA:

Directions: **Rt. 24 to Mountain ave,#2 on left or Rt.513 to Rt. 24 to Mountain view on left**Remarks: **Located in the heart of Long Valley, this corner property offers exceptional exposure and visibility.Prominently positioned with signage on Route 24 in the center of town, the building provides outstandingstreet presence and accessibility ideal for attracting both local and passing traffic.**Agent Remarks: **GSMLS LKBX call Mike to show**

## GENERAL INFORMATION

#Lav: **1** MaxHt: **0** TPk: **2** #Docks: **0**  
 Bsmt: **Yes/Unfinished** Locat: **Corner, Freestanding, Highway Location**  
 Equip: **Kitchen Area, Restrooms - Private, Smoke Detector** Loading: **None**  
 Exter: **See Remarks, Vinyl Siding** LtDes: **Corner, Level Lot, Mountain View**  
 Floor: **Laminate, Vinyl-Linoleum** Parking: **Blacktop, Parking Lot-Shared**  
 Roof: **Asphalt Shingle**  
 Salinc: **Lease Only**  
 Permitted Use: **Professional, Spa, etc.**

## UTILITIES

Heat: **1 Unit, Heat Pump** Sewer: **Public Sewer**  
 Cool: **1 Unit, Heat Pump** Utilities: **Electric**  
 Fuel: **Electric** Water: **Public Water**

## FINANCIAL INFORMATION / TAX INFORMATION

Taxes: **\$17,034\* / 2024\*** TaxRt: **2.901\* / 2025** BldAsmt: **\$278,400\*** LndAsmt: **\$308,800\*** TotAsmt: **\$587,200\***  
 GOI: \$ TOE: \$ NOI: UtilPay: **Tenant** MFE:  
 CapRt: CAM: FarmAsm: OTP: Easement: **Unknown /**  
 Seller's Lender Approval Required (for example, Short Sale): **No**

## LEASE INFORMATION

LndLrd Wrk: **na** Free Rent: **No** LseTyp: **Gross** Avail: **Immediately**  
 LseTrm: **1 Year Minimum, Negotiable** T/L Com: **Landlord Pays Commission**  
 Pre Rent Req: **Credit Report, LOI, Lease application**  
 LeseInc: **Building Maintenance, Common Area Maint, Sewer, Taxes, Trash Removal, Water**  
 Tenant Pays: **Cable T.V., Electric, Heat**  
 Owner Pays: **Maintenance-Common Area, Maintenance-Lawn, Sewer, Snow Removal, Trash Removal**

## SHOWING INFORMATION

Owner: **Malama Real Estate Llc\*** Posses: **IMMD**  
 Instr: **Text or call 973-557-7824** Sign **Yes**  
 Show: **Call Listing Agent, GSMLS Lockbox, Text Agent, Vacant**

## LISTING OFFICE INFORMATION

ListOff: **REALTY EXECUTIVES EXCEPTIONAL (198716)** Ph: **973-696-8800** Email: **mrhauck007@gmail.com**  
 ListAgt1: **MICHAEL HAUCK (296451)** Ph: **973-557-7824** Fax: **973-839-4086**  
 LType: **Exclusive Right to Sell** BREL: **Disclosed Dual Agent** Seller May Consider Concessions: **No**