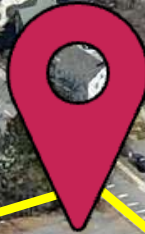


Lake Hapatcong

Lake Musconetcong



45 Main St.

Stanhope, NJ

1 Acre Corner Lot

45 Main St.

Stanhope, NJ

1 Acre Lot Size

Stanhope House Building
& Liquor License



The Stanhope House

Lake Musconetcong

Main Street



OFFERING

\$1,290,000

ASKING PRICE

Property Highlights

Famous Bar & Restaurant Sale

Mixed Use Building

7,515 SF Building

Expansive Corner Lot -1 Acre

Great Development Potential

Liquor License Included

Destination Location

3 Miles – Lake Hopatcong

1.5 Miles – Route 80

3 Miles – Waterloo Village

Property Stats

Taxes: \$22,503

Block: 11207 | Lot: 8

Lot Size: 44,867 SF

Building Size: 7,515 SF

Zoning: VB



Facade



Stanhope House

The 1970s marked the Stanhope House's rise as a blues music institution. Musicians such as Muddy Waters, Buddy Guy, Ray Charles, Stevie Ray Vaughan, Etta James, Albert King, and Johnny Winter performed on its stage.

The venue's reputation was solidified by these performances and the venue became a significant location in the regional blues scene. A well-known story from this period is that a young Stevie Ray Vaughan, after a performance, helped the owner with cleanup by washing dishes.



Ray Charles

Albert King



Buddy Guy



Etta James



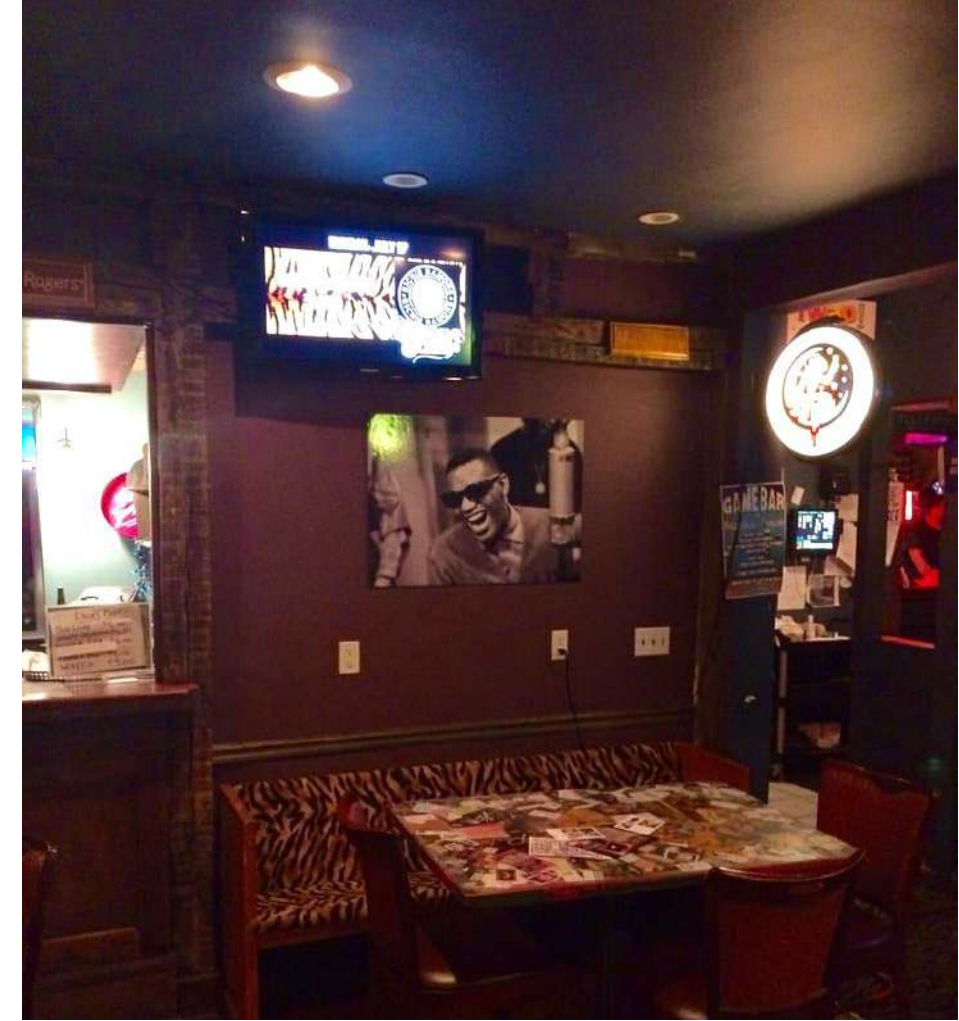
Stevie Ray Vaughan



Muddy Waters

Stanhope House

Closed - 2025



Expansive interior footprint featuring 2 bars, 2 stages, a full kitchen, outdoor bar area previously used to host breweries and an upstairs comprised of office & residential uses.





Property Lot





Property Lot





Property Lot



LOCATION



Netcong Fire Department



Ron's Landmark

Crown Walk
126 Units



HISTORIC PALACE Theatre



Fulton Bank



Enrite

Ledgewood Ave

Furnace Pond

Main Street



Kelly Pl



LOCATION



SAL'S PIZZERIA & RESTAURANT

**First Impressions
Preschool**

**Lake
Musconetcong**



**Stanhope Borough
Police Department**



Musconetcong Dam



Main Street

**United States
Postal Service**



LOCATION



LOWE'S

Michaels **FITNESS FACTORY** HEALTH CLUB T Mobile
BOOT BARN **PIZZERIA** **ROSS** DRESS FOR LESS

Walmart Supercentre

DOLLAR TREE **SKY ZONE TRAMPOLINE PARK**
Discount Dance Warehouse **SUBWAY**
Ticklez

Panera BREAD

HomeGoods

amazon

ShopRite

LONGHORN STEAKHOUSE

Wendy's

Applebee's GRILL + BAR

INTERSTATE **80**

CSS INC

Netcong Train Station

Crown Walk
126 Units

Stepping Stones
Montessori School

34 Bank Apartments
126 Units

Kings View
Apartments
38 Units

SHIPFAY
WAREHOUSE AND STORAGE

Furnace Pond

Mini's Cafe
DELICIOUS

Ledgewood Ave

Main Street

Kelly Pl

Bell's
Vintage, New, Jersey

Kula YOGA & WELLNESS

The Doggy Depot
Pet Grooming

KW
COMMERCIAL

LOCATION



**34 Bank Apartments
126 Units**

**Kings View Apartments
38 Units**

The Windlass



Hopatcong State Park



Stone Water



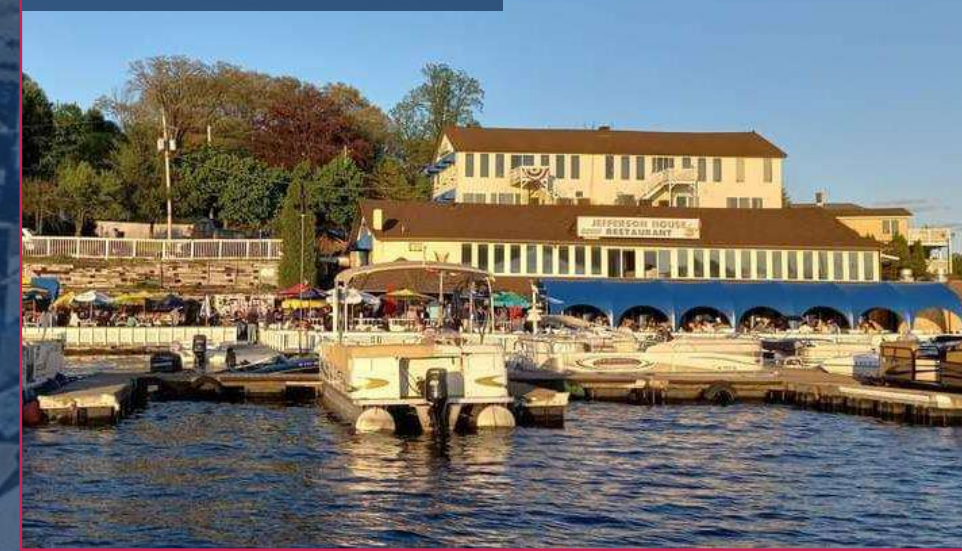
The Beacon



Lee's County Park Marina



Jefferson House



Boasting 45 miles of scenic shoreline, Lake Hopatcong is only 3 miles away and is a premier destination for water sports enthusiasts, whether they prefer sailing, pontooning, jet-skiing, or wakeboarding.

The area is well-known for its waterfront dining, with popular spots like The Windlass, The Jefferson House, and Stone Water all reachable by boat. For those looking to swim, public beaches are available at both Hopatcong State Park and Lee's County Park Marina. The lake is surrounded by the boroughs of Hopatcong and Mount Arlington, and the townships of Jefferson and Roxbury.

Hopatcong Lake

3 Miles Away

LOCATION

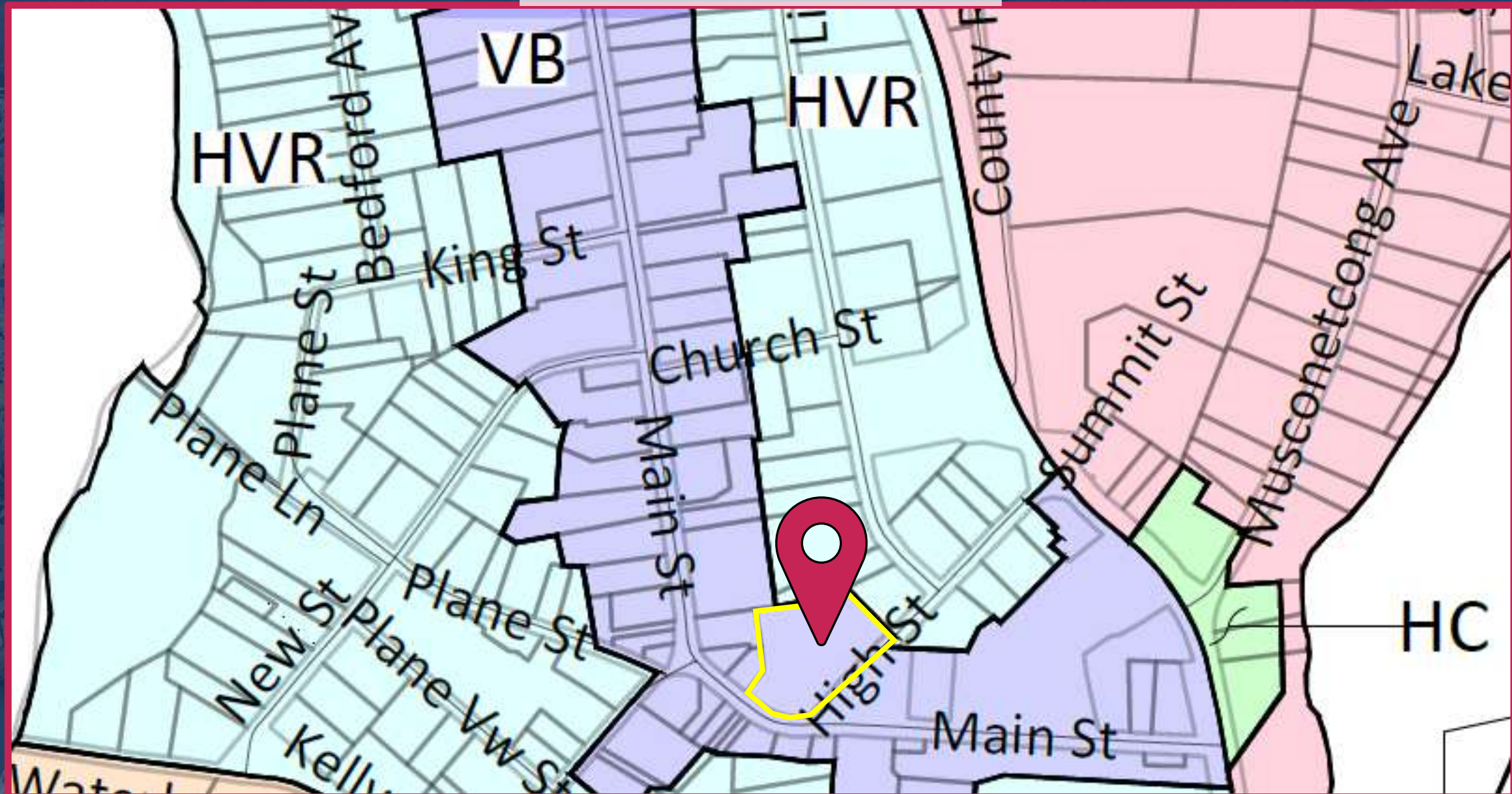


Main Street in Stanhope runs through the heart of this small town along the Musconetcong River. Stanhope sits at the edge of Morris County and serves as a gateway between northwestern New Jersey and the more suburban areas to the east.

These establishments highlight the charm of Stanhope, NJ — from historic landmarks like Bell's Mansion, to cozy eateries like Mini's Cafe, and unique destinations like the Whistling Swan Inn. Together, they reflect the borough's small-town character, local pride, and diverse dining scene, making Stanhope a warm and inviting place to visit or call home.

Zoning

VB Zone



VB Village Business

ZONING MAP

LEGEND

I	INDUSTRIAL
VAR	VILLAGE AGE RESTRICTED
HVR	HISTORIC VILLAGE RESIDENTIAL
VB	VILLAGE BUSINESS
HC	HIGHWAY COMMERCIAL
RC	RESIDENTIAL CONSERVATION
PIC	PLANNED LIGHT INDUSTRIAL/COMMERCIAL DEVELOPMENT
MR	MEDIUM DENSITY RESIDENTIAL
HR	HIGH DENSITY RESIDENTIAL
MLR	MEDIUM-LOW DENSITY RESIDENTIAL

*ZONING AND ROAD LINWORK EXTRACTED FROM SUSSEX COUNTY GIS DATABASE

VB Zone

Principal uses.

1. Retail sale of goods, such as foodstuffs, bakeries, groceries, liquors and package goods, drugs, pharmaceuticals, confectioneries, ice cream parlors, stationery, books, tobacco, newspapers, clothing, hardware, furniture, flowers, jewelry, hobbies, crafts and appliances.
2. Services such as banks and fiduciary institutions; drive-in window banks; barbershops; beauty salons; photographer studios; bars and taverns; restaurants and luncheonettes, other than drive-ins; business and professional offices; government buildings; dry cleaners and laundromats; and printing and publishing.
3. Parking lots and public parking garages, provided that there are no sales or services.
4. Detached single-family dwelling units.
5. Home occupations, conditional use: See § 100-117.1.
6. Houses of worship, as a conditional use. See § 100-117.1 for requirements.
7. One single-family dwelling unit on the second floor of a building and one single-family dwelling unit on the third floor of a building, except that this use is subject to Planning Board review and approval to establish adequacy of parking, solid waste storage and safe pedestrian access and is further subject to the review and approval of the Construction Code Official for conformance to current Construction Code regulations.
8. Child-care centers, conditional use: See § 100-117.1.
9. Medical offices.
10. Municipal parks and playgrounds.

VB Zone

Principal buildings.

1. Minimum lot size: 7,500 square feet. [Amended 6-1-1999 by Ord. No. 1999-10]
2. Minimum frontage: 50 feet. [Amended 6-1-1999 by Ord. No. 1999-10]
3. Minimum front setback shall conform to adjoining lots. [Amended 6-1-1999 by Ord. No. 1999-10]
4. Minimum side setback shall conform to adjoining lots. [Amended 6-1-1999 by Ord. No. 1999-10]
5. Minimum rear setback: 25 feet.
6. Maximum percentage of impervious surface area: 60%.
7. Maximum building height: 45 feet or three stories, whichever is less.
8. Parking spaces: in accordance with § 100-120.
9. Maximum number of dwellings per acre: six dwelling units. [Amended 5-29-1990 by Ord. No. 1990-10]

Accessory buildings.

1. Minimum side yard: the greater of 10 feet or one times the accessory building height, except that utility sheds of less than 100 square feet in area and less than eight feet in height may be five feet from the property line.
2. Minimum rear yard: two times the accessory building height, but not less than 15 feet, except that utility sheds of less than 100 square feet in area and less than eight feet in height may be five feet from the property line.
3. Maximum height: 15 feet.

Demographics

POPULATION

2026

1- MILE

5,687

3- MILES

30,754

5- MILES

78,053

3- MILE RADIUS DEMOGRAPHICS



30,754
POPULATION

HOUSEHOLDS

1- MILES

2,455

3- MILES

12,399

5- MILES

32,038



12,399
TOTAL HOUSEHOLDS

INCOME Average HH

1- MILES

\$120,576

3- MILES

\$124,445

5- MILES

\$123,016



\$124,445
AVERAGE HOUSEHOLD INCOME

Stanhope is a small borough located in Sussex County, New Jersey, near the border of Morris County. It sits along the Musconetcong River and is part of the scenic Skylands Region of northwestern New Jersey.

Stanhope is strategically positioned near Interstate 80, making it a convenient gateway between rural northwestern New Jersey and more urbanized areas to the east. It is also adjacent to the town of Netcong, forming a connected local community. Nearby NJ Transit Morris & Essex Line via the Netcong Station provides service to Newark and New York City.

Main Street features small restaurants, diners, cafes, and locally owned businesses. Access to nearby parks and green spaces along the Musconetcong River. Its position near I-80 makes it a convenient stopping point and residential option for commuters traveling between western and northern New Jersey.

One of the unique features of Stanhope is a rare combination of quiet, small-town living with immediate highway and rail access, making it attractive for commuters. Located in the Skylands Region, the borough is surrounded by rolling hills, rivers, and wooded areas, providing a peaceful natural setting.

Stanhope, NJ is a small, historic borough in Sussex County that offers a blend of scenic beauty, convenient transportation, and community charm. With its access to Interstate 80, nearby rail service, and welcoming atmosphere, Stanhope provides a peaceful yet connected place to live in northern New Jersey.



Netcong is a borough in southwestern Morris County, in the U.S. state of New Jersey. As of the 2020 United States census, the borough's population was 3,375.





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