

Bernardsville

& 47 Mine Brook Road
& 9 Woodland Road

NEW JERSEY

FOR SALE
±9,583 SF Retail/Office
Building with 1.18 Ac.



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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±9,583 SF FREESTANDING RETAIL/OFFICE WITH 1.18 ACRES FOR SALE

PROPERTY OVERVIEW

Prime Investment & Redevelopment Opportunity in Bernardsville, NJ

Retail Building & Adjacent Land Offered Together

9 Woodland Rd

- 0.75 acre
- Vacant land
- Currently used as a parking lot
- Land can be developed; residential development is permitted

47 Mine Brook Rd

- ±9,583 SF retail/office building
- 0.43 acre lot
- Two (2) floors, basement, and mezzanine:
 - First Floor: 5,060 SF
 - Mezzanine: 2,036 SF
 - Second Floor: 4,523 SF
- Busy corner of Mine Brook & Claremont Road
- Frontage on Mine Brook Road / Route 202
- Very active downtown location
- Across the street from commuter rail station



Price Upon Request

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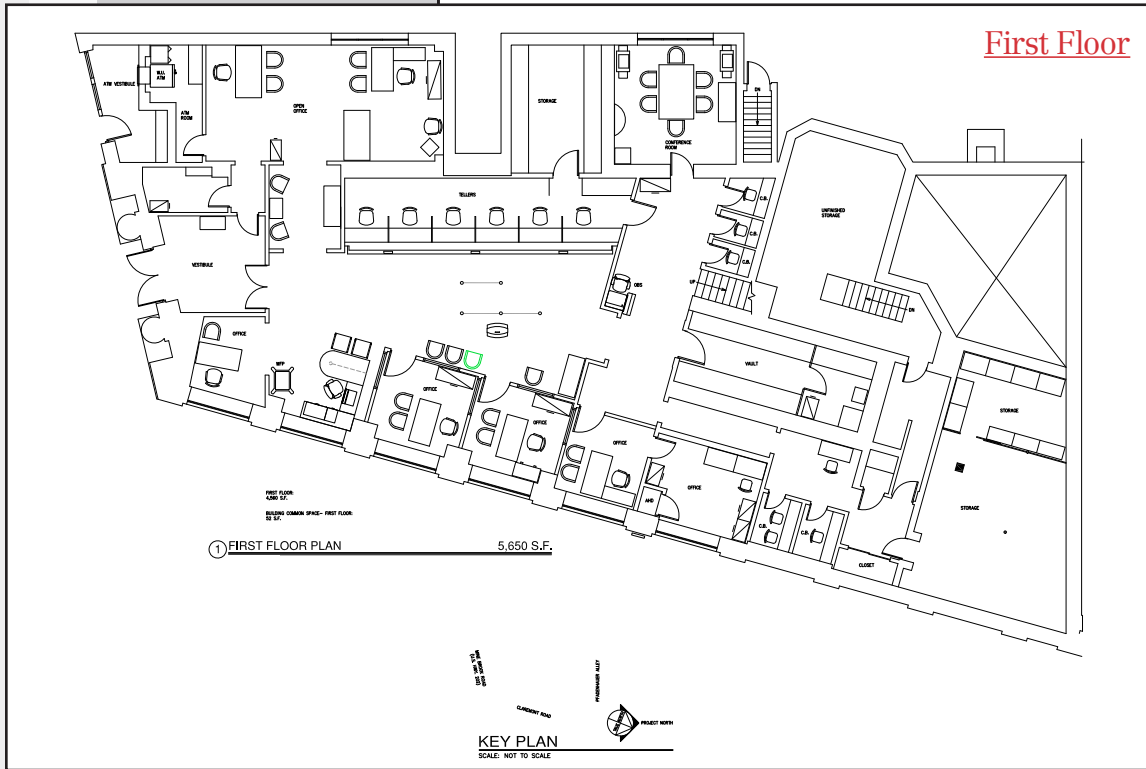
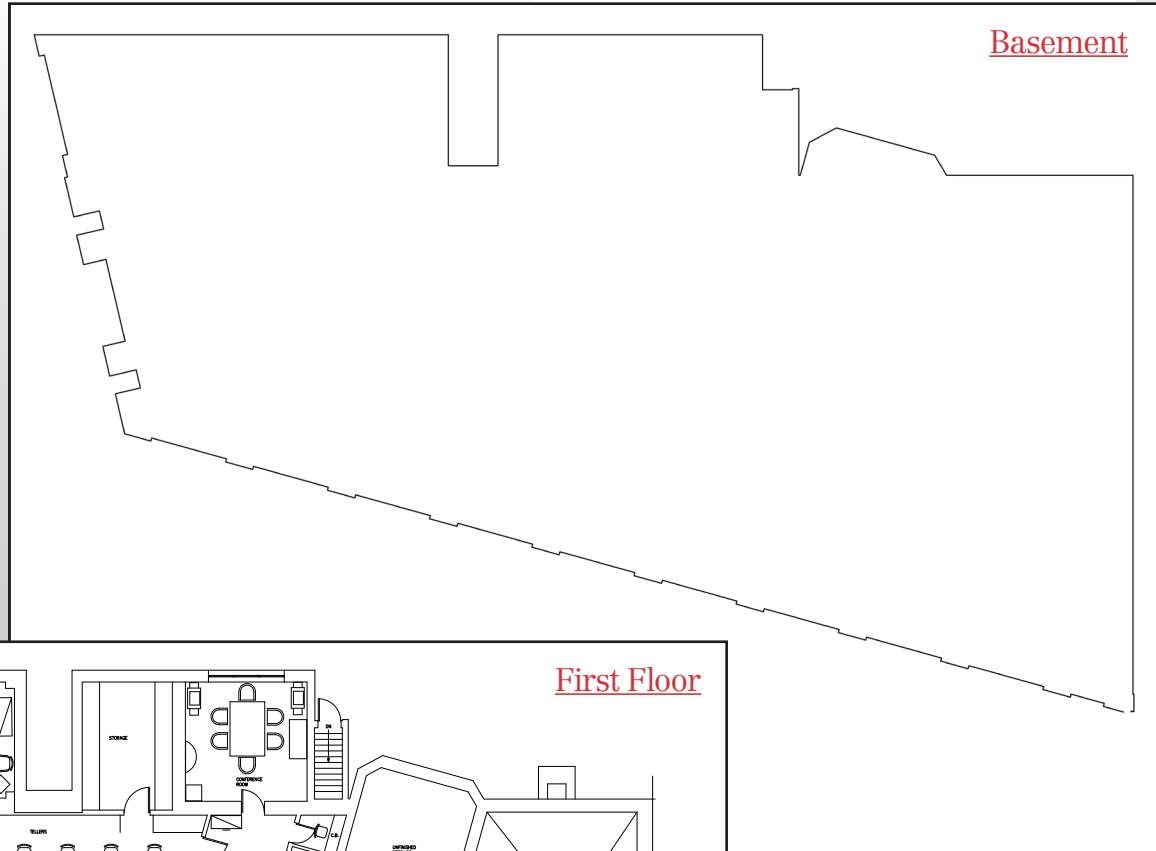
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ACCESS
TO/FROM
9 WOODLAND
& 47 MINE
BROOK IS
AVAILABLE VIA
PFADENHAUER
ALLEY



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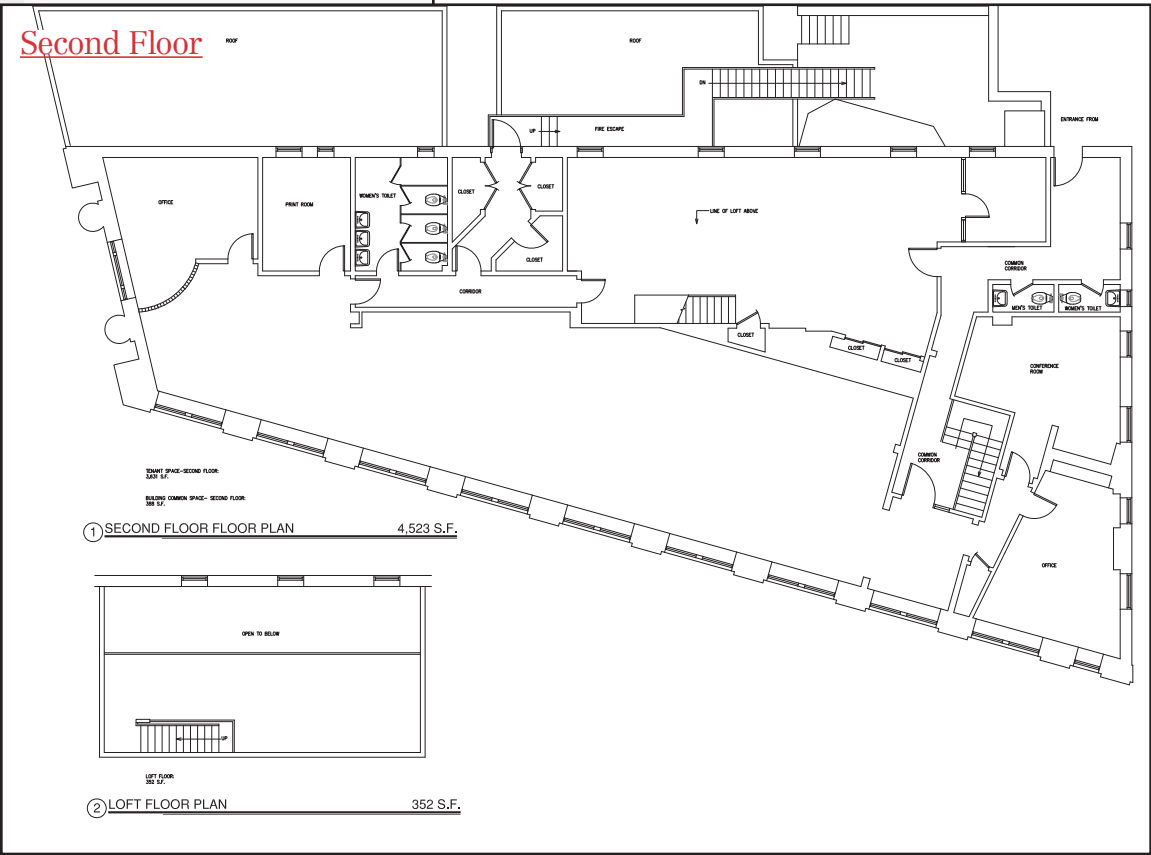
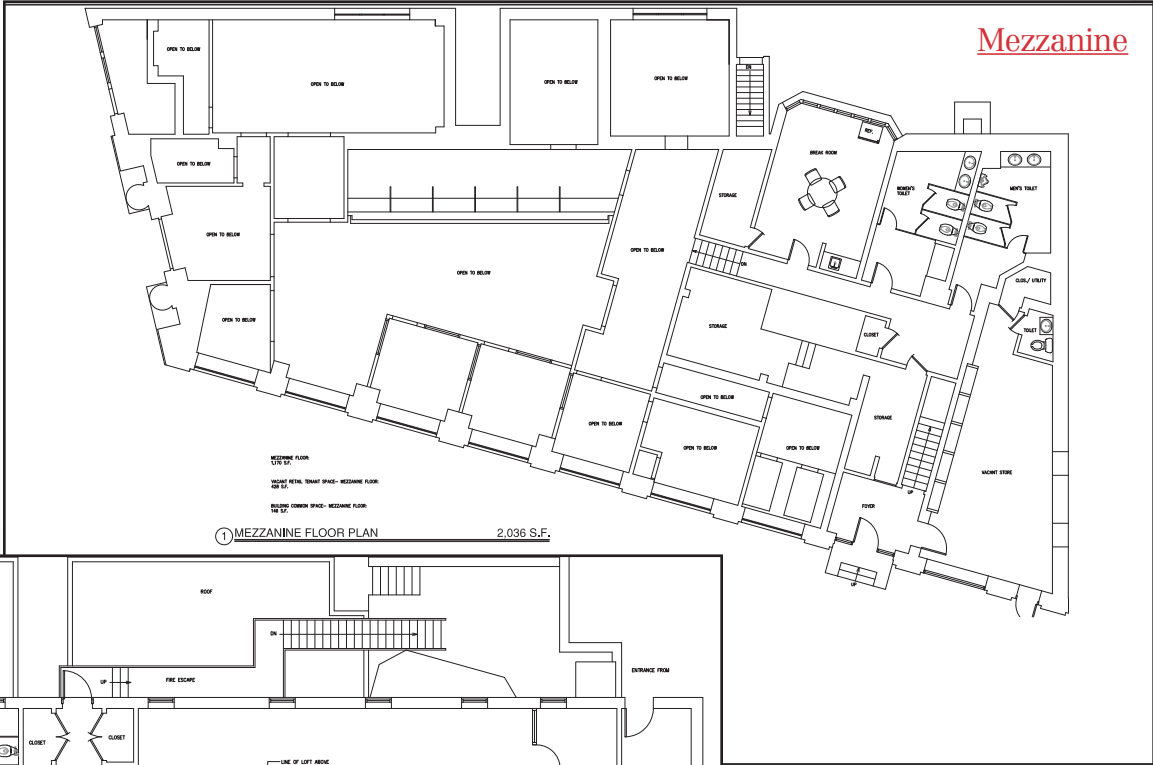
FLOOR PLANS



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PRIME LOCATION

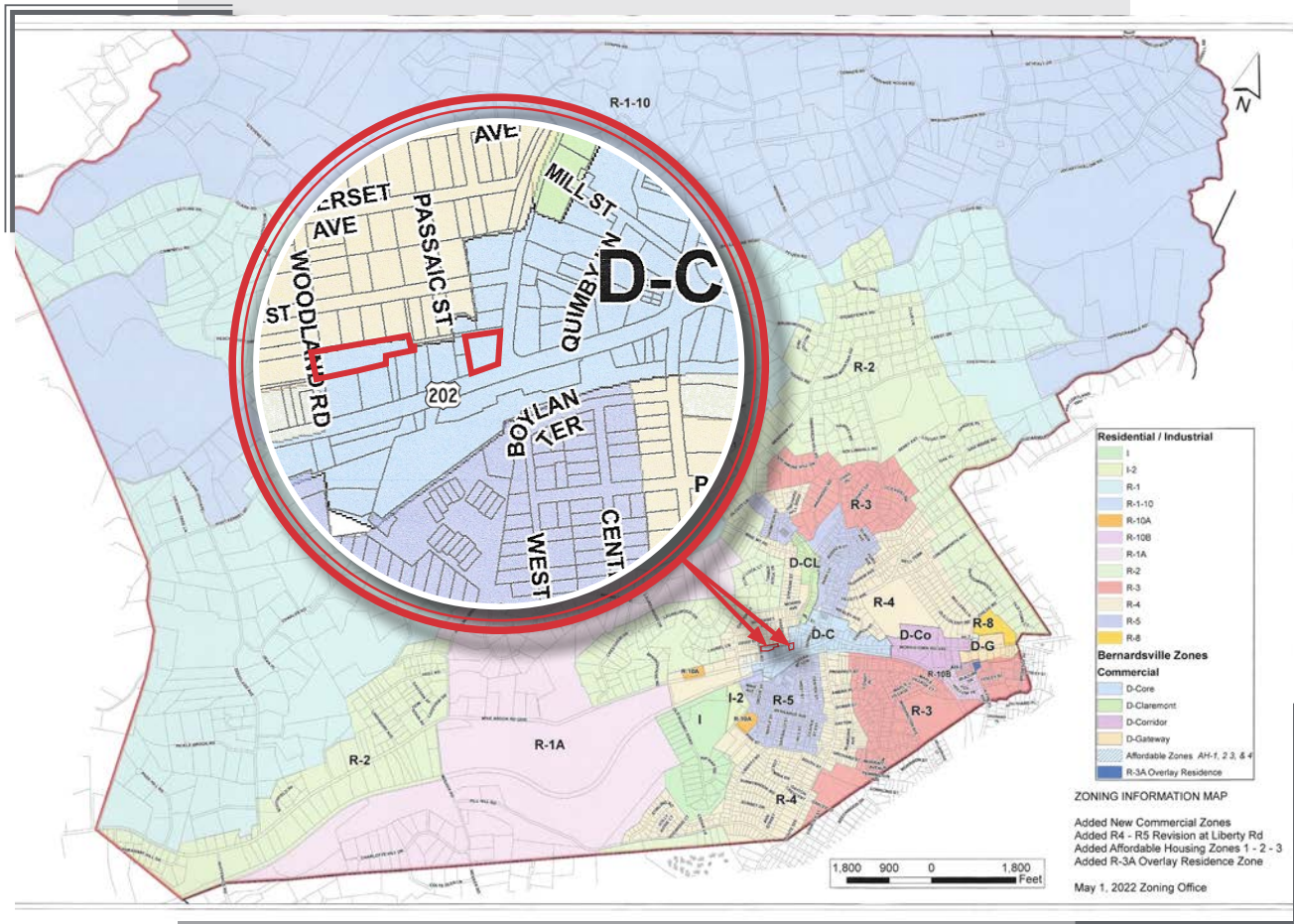
Situated in the heart of Bernardsville's bustling commercial district, this location offers excellent signage opportunities in a high traffic area with great visibility.

Excellent **Location** Offering Excellent **Visibility**, Foot **Traffic** and **Connectivity**.

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NEW JERSEY



Permitted Uses in the Downtown District and All Subdistricts

Unless specifically prohibited within a subdistrict or elsewhere in this section, the following uses are permitted in the Downtown District:

- a) Artisan manufacturing (including distilleries and micro-brewing);
- b) Educational institutions;
- c) Financial institutions;
- d) Institutional uses (including but not limited to places of worship);
- e) Business and professional offices;
- f) Outdoor dining;
- g) Personal Care Services;
- h) Recreational type uses such as health clubs, spas and boutique exercise class providers, boutique gaming facilities, arcades, dance and art studios;
- i) Residential-multi-family (including within a mixed-use building);
- j) Residential-townhouses;
- k) Restaurants and cafes;
- l) Retail sales;
- m) Theaters, community centers, art centers and museums;
- n) Drive-through facilities shall be allowed for pharmacies only.

DOWNTOWN DISTRICT ZONING



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