

# FOR SALE APPROVED SITE FOR 60 APARTMENTS

MAJOR PRICE  
REDUCTION!

NOW  
\$2,424,600

AVALON BAY  
APARTMENTS

15

25,396 VPD

104,698 VPD

INTERSTATE  
80

642

DESIGNATED  
OPPORTUNITY  
ZONE

Kossuth St & Orchard St  
WHARTON, NEW JERSEY 07885

For more information

Sig Schorr, Vice President

973 463 1011 x177  
sschorr@naihanson.com

John J. Schilp, Senior Vice President

973 463 1011 x174  
jschilp@naihanson.com

**NAI** James E. Hanson  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!      | NJ Offices: Teterboro | Parsippany | [naihanson.com](http://naihanson.com) | Member of NAI Global with 375 Offices Worldwide

#### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson



# Kossuth St & Orchard St WHARTON, NEW JERSEY 07885

## Property Information

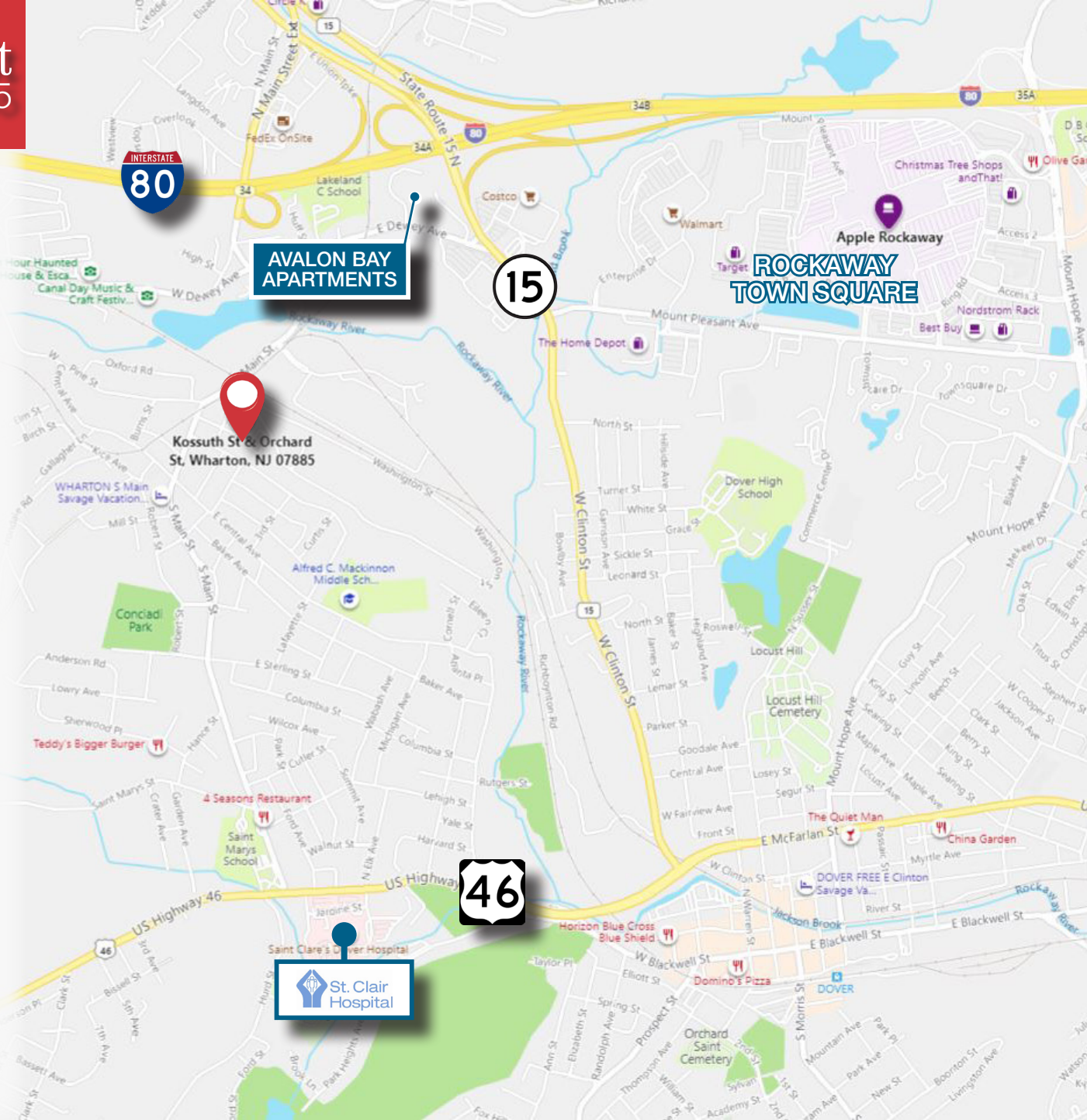
- 1.825 acres of land
- Approved site for 60 apartment units
  - 54 market rate apartments
  - 39 one bedroom
  - 11 two bedroom
  - 4 studio
  - 6 COAH
- Existing buildings/land improvements to be removed by purchaser

## Location Information

- Convenient access to I-80, Route 15 and US Highway 46
- Within one mile of the Avalon Bay Apartments
- Within walking distance to shopping and restaurants

## Borough of Wharton

Wharton is a community of approximately 6,500 residents in the highlands of Morris County. Wharton is located between Routes 15, 46 and 80. It is abounded on the west by Roxbury Township and the east by Dover and Rockaway Township. The Borough is approximately 2.2 square miles.



FOLLOW US!      | NJ Offices: Teterboro | Parsippany | [naihanson.com](http://naihanson.com) | Member of NAI Global with 375 Offices Worldwide

### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson



# Building Renderings

Kossuth St & Orchard St  
WHARTON, NEW JERSEY 07885

## FRONT ELEVATION



## REAR ELEVATION



Left Side  
Elevation (N)



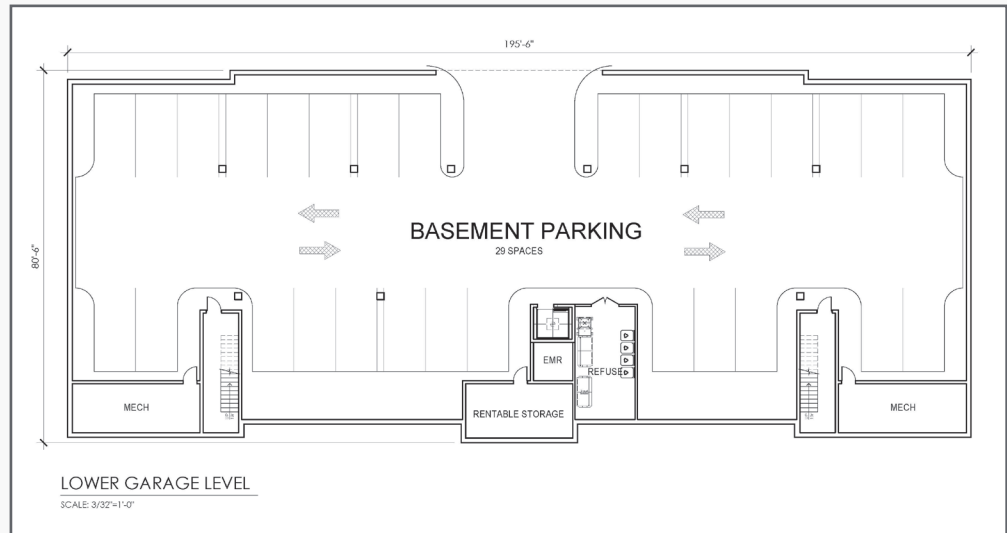
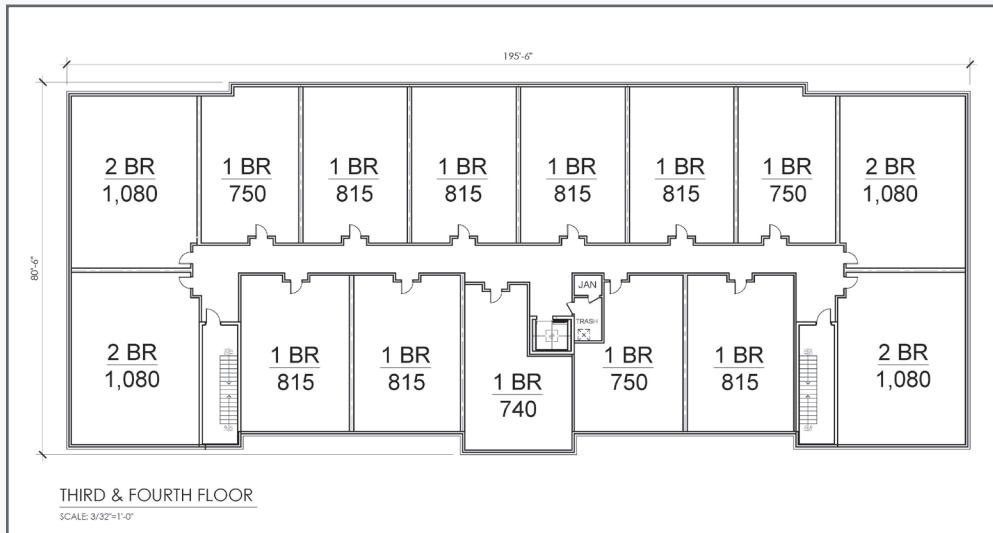
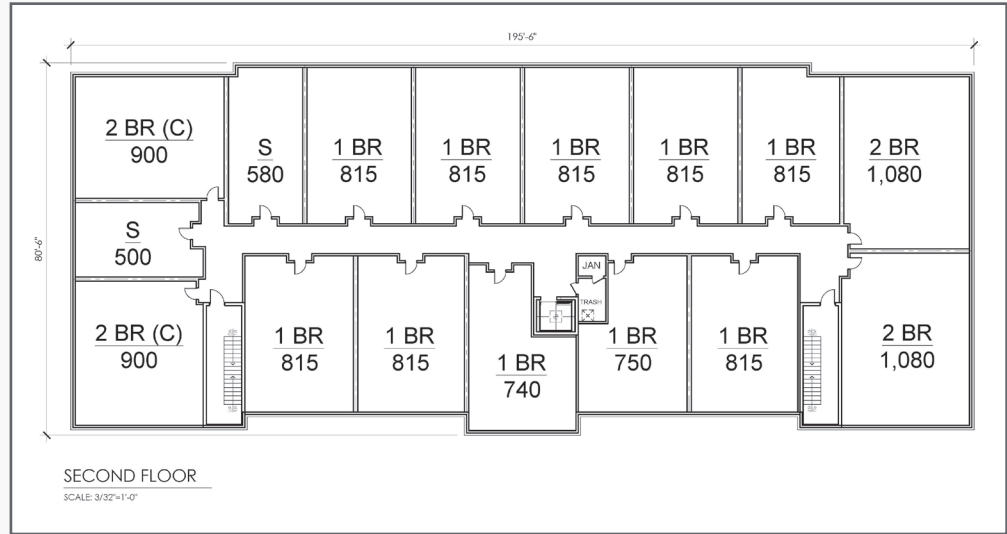
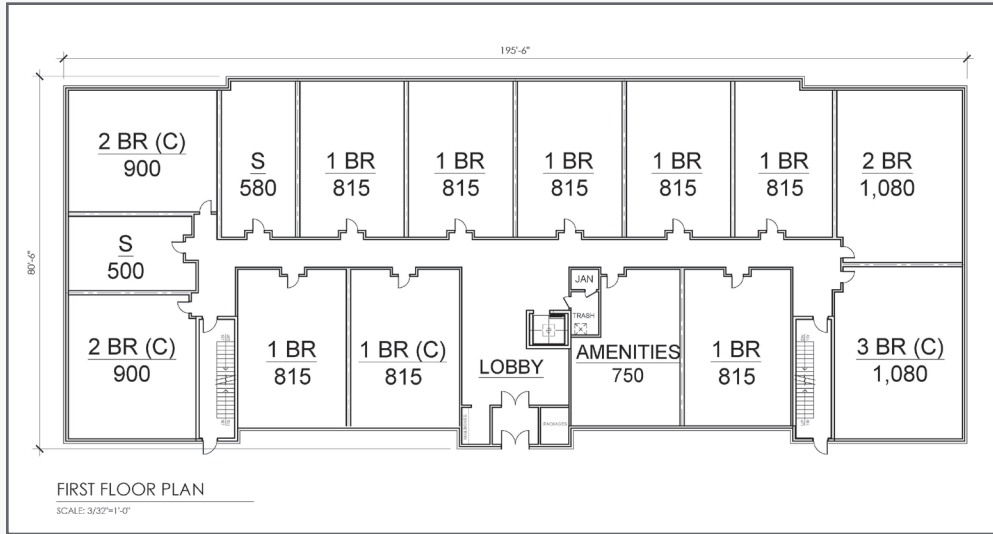
Right Side  
Elevation (S)






# Floor Plans

Kossuth St & Orchard St  
WHARTON, NEW JERSEY 07885



FOLLOW US!      | NJ Offices: Teterboro | Parsippany | [naihanson.com](http://naihanson.com) | Member of NAI Global with 375 Offices Worldwide

## SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

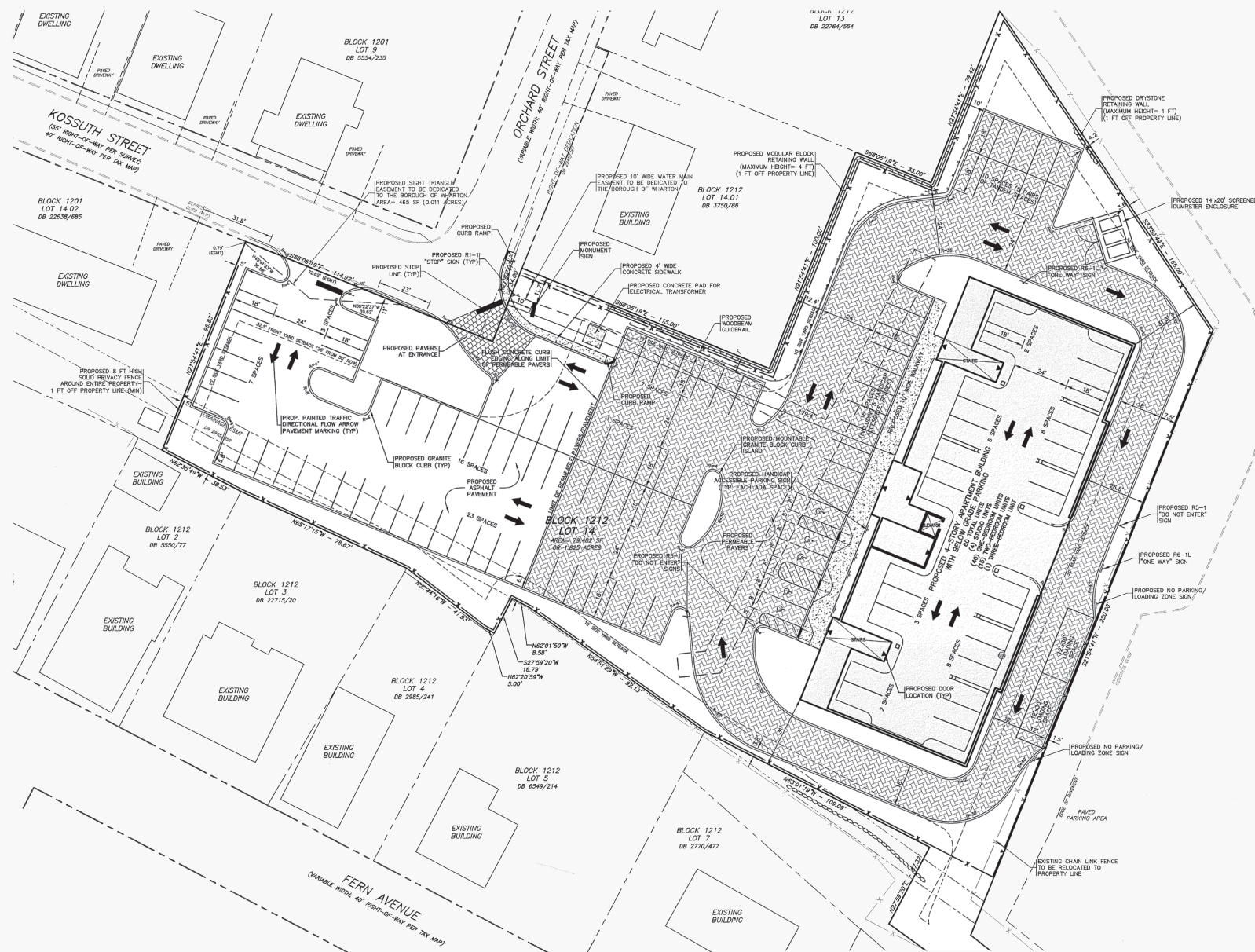
**Kossuth St & Orchard St**  
WHARTON, NEW JERSEY 07885



Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

**Kossuth St & Orchard St**  
WHARTON, NEW JERSEY 07885



FOLLOW US!      | NJ Offices: Teterboro | Parsippany | [naihanson.com](http://naihanson.com) | Member of NAI Global with 375 Offices Worldwide

## SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson