



"We Close Deals.....That is the Bottom Line"

**County:** Morris  
**Town:** Succasunna (Roxbury Twp)  
**Block:** 3603  
**Lot:** 6  
**Address:** 3 South Hillside Ave

**Property Size:** +/- 0.256 Acres

**Current Use:** Residential

**Utilities:** Water: Private Well    Sewer: Public Sewer    Heat: Oil

**Zoning:** PO / R

**Price:** \$650,000.00

**Taxes:** Approximate 2005 real estate tax liability \$4,892.80

**Traffic Count:** Average 24 Hr volume on Hillside Ave as of Oct 7, 2003: 12,652  
Average 24 Hr volume on Route 10 as of June 26, 2002: 32,095

**Comments:**

- Route 80, 46, and 206 are just minutes away.
- Available adjacent lot, 1 South Hillside Ave, offers great redevelopment / expansion opportunity with access to corner of Route 10 at traffic controlled intersection.

**LICENSED REAL ESTATE BROKER**  
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**FOR SALE**

**973-598-1500**

**Gary Drechsel**

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# 3 South Hillside Ave / Succasunna / Morris County / NJ



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# 3 S Hillside Ave / Succasunna / Morris County / NJ

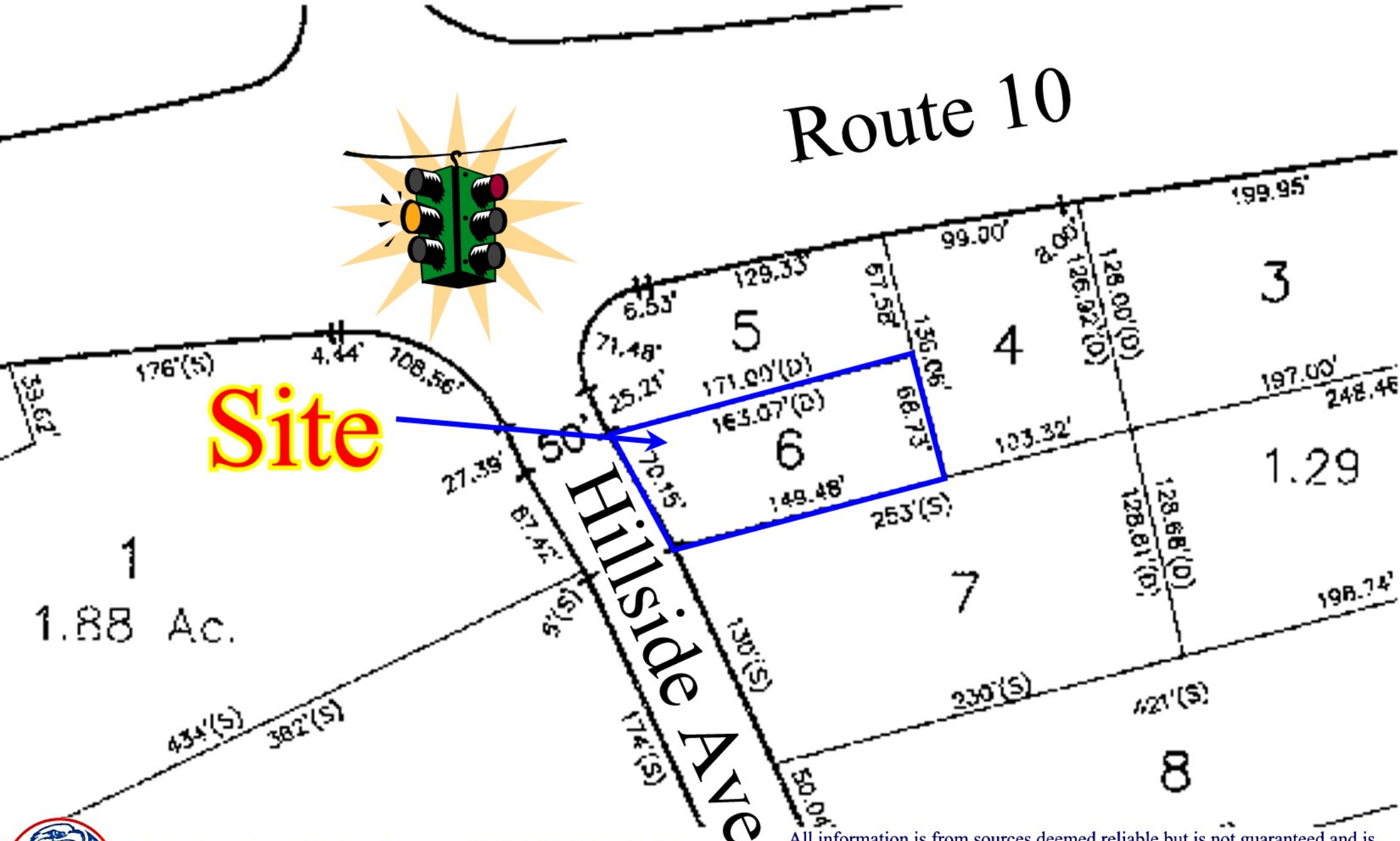


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# 1 South Hillside Ave / Succasunna / Morris County / NJ



**Site**

1  
1.88 Ac.



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