

# **\$599,000 - 209 Newton Sparta Rd, Andover Twp.**

MLS® #3884742

## **\$599,000**

Bedroom, Bathroom,  
Commercial on 1 Acres

N/A, Andover Twp., NJ

### **LOCATION, LOCATION, LOCATION!!!!**

Everyone Knows the 3 keys to a successful business are the 3 L's. CORNER COMMERCIAL LOT With HIGH VISIBILITY and Vehicle Exposure/Count. Property includes Residential Home that could be converted to a commercial office space or kept as a residential lease. (home is currently rented at 2400/mo.) You've always wanted a place you could run your business out of and live next door! Here it is. The free-standing building has been the home of a Very Successful farmer's market for years. Now is the time. Turn this corner lot into the business of your dreams! Live and work or lease the whole thing out. Either way, this highly prized commercial/residential/multiuse property can be yours and all for 1 price. Come and see this amazing opportunity before someone else realizes their dream location! Make your appt to see today. (Owner has installed new roofing on the residence and is installing new and updated septic.) UPDATE 03/01...Owners are accepting lease options for the commercial space as well. Potential for dual income, \$2400/mo for the house and \$2500/mo for the commercial space.

Built in 1973

### **Essential Information**

MLS® #	3884742
Price	\$599,000



Acres	0.58
Year Built	1973
Type	Commercial
Status	Active

### Community Information

Address	209 Newton Sparta Rd
Subdivision	N/A
City	Andover Twp.
County	Sussex
State	NJ
Zip Code	07860-2771

### Amenities

Utilities	Electric, Gas-Propane
Parking	Additional Parking, Crushed Stone, Off-Street Parking, Parking Lot-Exclusive

### Interior

Heating	Gas-Propane Leased, Oil Tank Above Ground - Inside
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	2

### Exterior

Exterior	Vinyl Siding, Wood
Lot Description	Corner, Level Lot
Roof	Asphalt Shingle

### Additional Information

Date Listed	February 5th, 2024
Days on Market	109
Zoning	COMMERCIAL

### Listing Details

## KELLER WILLIAMS INTEGRITY

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