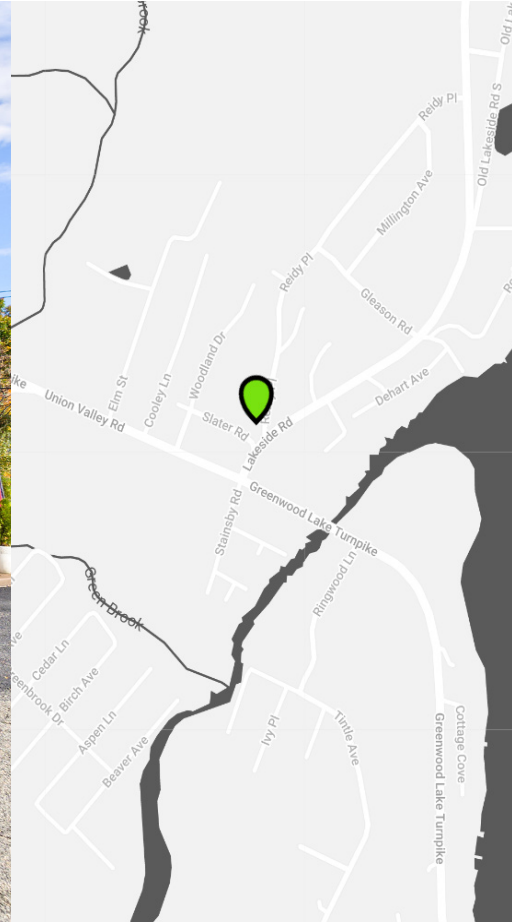


EXCLUSIVE LISTING



## OFFERING PRICE

# \$900,000

## PROPERTY DESCRIPTION

<b>BLOCK &amp; LOT:</b>	3503 / 12
<b>NEIGHBORHOOD:</b>	Hewitt
<b>PROPERTY TYPE:</b>	Retail
<b>LOT SF:</b>	31,676 SF
<b>BUILDING SF:</b>	5,588 SF
<b># OF UNITS:</b>	1
<b>STORIES:</b>	1
<b>ZONING:</b>	CC - Community Commercial
<b>ANNUAL TAXES:</b>	\$20,375

## PROPERTY HIGHLIGHTS

- Fully renovated exterior and interior within the past 12 months
- Comes fully equipped with all FF&E, including complete kitchen, bar, pizzeria, private banquet room and office space. Private banquet room provides seats up to 60 patrons and restaurant can seat up to 220 guests
- Entire property sits on 31,676 total sq ft, with parking available for up to 80 vehicles
- Liquor License to be included with sale. Inquire for more information
- Situated in the heart of the Hewitt's business center
- Located within a 5 min walk of Greenwood Lake
- In close proximity to town's attractions such as lake activities, skiing, golfing, fishing and farm harvesting

**YANNI MARMAROU**  
Partner  
718.360.5059  
yanni@iprg.com

**JACK DRILLOCK**  
Associate  
718.360.5432  
jdrillock@iprg.com

**ANDREA (DRE) NESTICO**  
Associate  
718.360.5746  
anestico@iprg.com

**HOMER DE LEON**  
Associate  
718.360.5746  
hdeleon@iprg.com

**KELLY BASTIDAS**  
Associate  
718.360.5749  
kbastidas@iprg.com

9 LAKESIDE ROAD, HEWITT, NJ 07421

## EXTERIOR PHOTOGRAPHY



# INTERIOR PHOTOGRAPHY



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.