

FOR SALE

159-163 Woodport Rd
Sparta, NJ



Traffic Count Woodport Rd: 9,886 VPD

State Farm



Traffic Count Pine Cone Ln: 5,642 VPD

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek

C: 973.896.8377

Urszula@ZoltekCRE.com

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COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR SALE

159-163 WOODPORT RD, SPARTA NJ

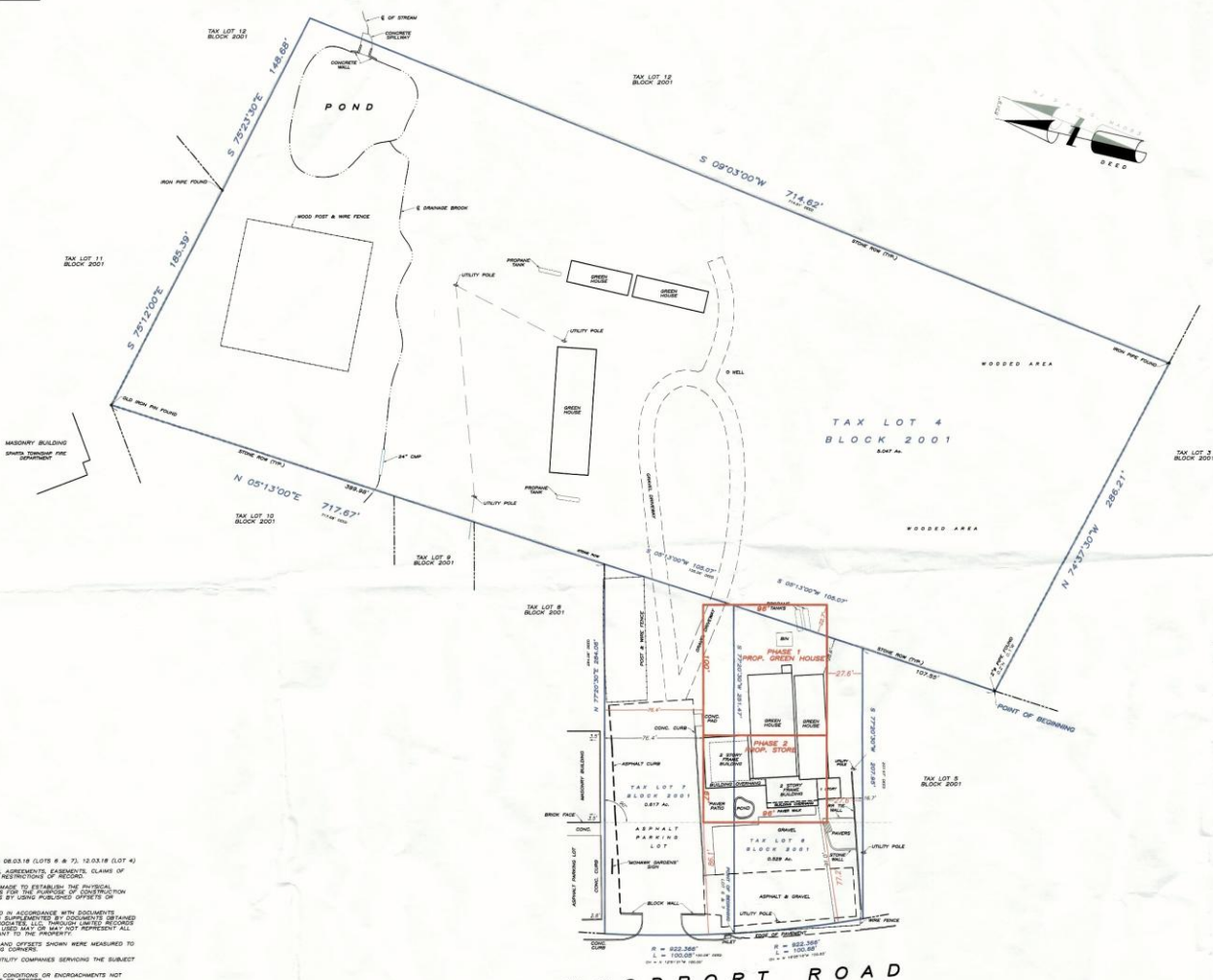
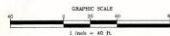
- Redevelopment Opportunity!
- Asking Sale Price: \$2,300,000
- Acres: 6.25 Acres Former Garden Center
- Three Lots:
 - Lot: 4 (5.04) 2024 RE Taxes: \$10,974; Zoned RR: [Click Here For More Info](#)
 - Lot: 6 (0.58) 2024 RE Taxes: \$2,479; Zoned C1: [Click Here For More Info](#)
 - Lot: 7 (0.63 Acres) 2024 RE Taxes: \$4,988; Zoned C1: [Click Here For More Info](#)
- Traffic Count on Woodport Rd: 9,886 VPD
- Traffic Count on Pine Cone Lane: 5,642 VPD
- Nearby National Tenants: 7-ELEVEN, CVS Pharmacy, Dunkin, Subway, Jersey Mikes, Hallmark, Benjamin Moore, State Farm and many more.

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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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- NOTES:
1. FIELD SURVEY PERFORMED 08/03/18 (LOTS 6 & 7); 12/03/18 (LOT 4)
 2. SUBJECT TO ANY GRANTS, AGREEMENTS, EASEMENTS, CLAIMS OF EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD
 3. NO ATTEMPT SHOULD BE MADE TO ESTABLISH THE PHYSICAL LOCATION OF EASEMENT LINES FOR THE PURPOSES OF CONSTRUCTION OF EASEMENT AGREEMENTS BY USING PUBLISHED OFFSETS OR SCALED DISTANCES HEREON
 4. SURVEY BEARS NO RELATIONSHIP TO ANY DOCUMENTS PREPARED BY OTHER SURVEYORS OR ENGINEERS, AND NO LIABILITY IS ASSUMED FOR ANY SUCH DOCUMENTS. THE SURVEYOR'S OBLIGATION IS TO THE SURVEYOR'S CLIENT AND NOT TO ANY OTHER PARTY.
 5. STRUCTURAL DIMENSIONS AND OFFSETS SHOWN WERE MEASURED TO AND FROM EXISTING BUILDING CORNERS
 6. SUBJECT TO RIGHTS OF UTILITY COMPANIES SERVING THE SUBJECT PREMISES
 7. SUBJECT TO SUBSURFACE CONDITIONS OR ENCROACHMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD
 8. CORNER MARKERS NOT SET AS PER AGREEMENT IN ACCORDANCE WITH N.J.A.C. 17:27-2.2
 9. SURVEY BEARS NO RELATIONSHIP TO ANY DOCUMENTS PREPARED BY OTHER SURVEYORS OR ENGINEERS, AND NO LIABILITY IS ASSUMED FOR ANY SUCH DOCUMENTS. THE SURVEYOR'S OBLIGATION IS TO THE SURVEYOR'S CLIENT AND NOT TO ANY OTHER PARTY.
 10. SUBJECT TO RIGHTS, PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND EASEMENTS, TO AND IN AND TO ALL STREAMS AND WATER COURSES BORDERING OR AFFECTING THE PREMISES
 11. SUBJECT TO THE RIGHT OF THE STATE OF NEW JERSEY TO LIMIT OR SUSPEND OR WITHDRAW OR REVOKE FROM THE PREMISES AND STATE
 12. SUBJECT TO UTILITY COMPANY GRANTS AS CONTAINED IN DEED BOOK 818 PAGE 638 AND DEED BOOK 803 PAGE 1118
 13. SUBJECT TO MINING RIGHTS AS RESERVED IN DEED BOOK 804 PAGE 288
 14. SUBJECT TO EASEMENTS AND RESTRICTIONS AS CONTAINED IN DEED BOOK 785 PAGE 381, DEED BOOK 831 PAGE 218 AND DEED BOOK 880 PAGE 570
 15. SUBJECT TO AN EASEMENT FOR EGRESS AND ENTRY AS CONTAINED IN DEED BOOK 814 PAGE 780
 16. WIRE FENCES WITHIN THE PREMISES ARE NOT SHOWN HEREON

- REFERENCES:
1. DEED BOOK 488 PAGE 1181
 2. DEED BOOK 878 PAGE 688
 3. DEED BOOK 871 PAGE 618

WOODPORT ROAD
NEW JERSEY STATE HIGHWAY ROUTE 181
167' WIDE RIGHT OF WAY (RW)

Prepared for: **KENLAURIE LLC**
KENNETH VAN WINGERDEN & LAURIE VAN WINGERDEN

This map is prepared for the above named parties for their transaction only and is not to be used for any other purpose. Survey is void only if given the original record and the uncorrected professional.

DEREK J. KENNEDY
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 340564327100

PLOT PLAN

TAX LOTS 4, 6 & 7 - BLOCK 2001
159-163 WOODPORT ROAD
TOWNSHIP OF SPARTA

SUSSEX COUNTY NEW JERSEY

DEREK J. KENNEDY & ASSOCIATES, LLC
19 Forest Street • Branchville • New Jersey • 07826
derek@dkjken.com • (973) 940-0404

Land Surveying Construction Layout

August 2, 2019

ZOLTEK



SUPERCUTS

The Goddard School of Sparta



Sparta Township Municipal Building



Hilltop Country Day School

Alpine Montessori School



Lake Mohawk Tennis Club



Sparta Fire Department Headquarters



Lake Mohawk Country Club

Sparta Classic Dinner



SITE

Sparta Tire Distribution



The Hardware Store of Sparta



Traffic Count Woodport Rd: 9,886 VPD



DEMO- GRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,379	16,654	35,037
Daytime Employees	3,650	6,467	10,841
Households	\$229,408	\$239,033	\$220,607
Median Age	44.1	44	44.6
Average HH Income	1,304	6,240	13,233

FOR FURTHER INFORMATION PLEASE
CONTACT EXCLUSIVE AGENTS:

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