



PRIME DOWNTOWN BOONTON LOCATION

PROPERTY INFORMATION



1,675 SF TOTAL SPACE (836 SF MAIN FLOOR + 839 SF PARTIALLY FINISHED BASEMENT)



HISTORIC MAIN STREET REVITALIZATION AREA.



HIGH TRAFFIC & VISIBILITY LOCATION



DOWNTOWN REVITALIZATION INVESTMENT

**CALL SHEILA AT
973-402-2205**



OFFERED AT

\$499,500



**416 MAIN STREET, BOONTON,
NEW JERSEY 07005**



416MAINLLC@GMAIL.COM



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READY FOR IMMEDIATE BUSINESS USE

WELL MAINTAINED PROPERTY - MOVE IN READY CONDITION

- ✓ 836 SF - Retail Space
- ✓ 839 - Unfinished Basement
- ✓ Vacant Lot Size 0.066 Acres
- ✓ Kitchenette & Two Restrooms
- ✓ LED Lighting Throughout
- ✓ Central Air & Gas Heat
- ✓ Water/Sewer: Municipal
- ✓ Occupancy: Immediate
- ✓ Parking: Rear Lot-3 Spaces

OWN A PART OF HISTORY

Originally established as a local market serving the Boonton community, 416 Main Street has long been part of downtown's business district.

Now, this historic property is ready for its next chapter.

While rich in history, the building is **not historically designated**, offering greater flexibility for modernization, expansion, and future redevelopment.



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Lot Size
.066 acre lot
= 2,876 square feet

MORE THAN A BUILDING. AN OPPORTUNITY.

**IDEAL FOR INVESTORS, DEVELOPERS, BUILDERS,
AND OWNER-USERS**

- ✓ Ideal for Investors, Developers, Builders, and Owner-Users
- ✓ 3 Parking Spaces Available
- ✓ Possible Subdivision Opportunity
- ✓ Multiple Value-Add Possibilities
- ✓ Second-Floor Residential Potential

USE YOUR IMAGINATION

Second-Floor Residential Potential



CURRENT CONDITION
-FRONT OF 416 MAIN ST



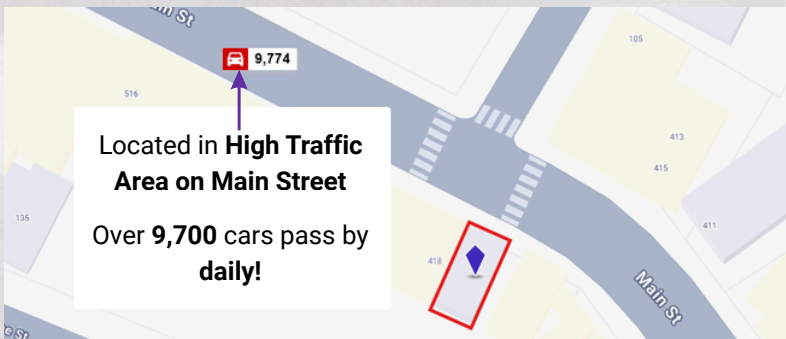
AI RENDERING - NO REVEDEVELOPMENT PLANS
HAVE BEEN SUBMITTED TO THE TOWN



Renderings - Division Street After



Renderings - Church Street After



PROPERTY LOCATION ON MAP

- ✓ Historic Main Street Location
- ✓ Downtown Revitalization Corridor
- ✓ Planned Streetscape Improvements
- ✓ Enhanced Walkability & Pedestrian Access
- ✓ Growing Retail & Dining District
- ✓ Strong Visibility & Exposure
- ✓ Future Growth & Appreciation Potential



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