

76 Main Street CHATHAM, NJ

1 Suite Remaining! 782 SF For Lease



Property Features

- ±2,374 SF multi-story building
- Suite 2 Available: ±782 SF on second floor
- Flexible Retail/Office layouts
- Charming historic building
- On-site parking available
- Signage possible along Main Street

FOR MORE INFORMATION

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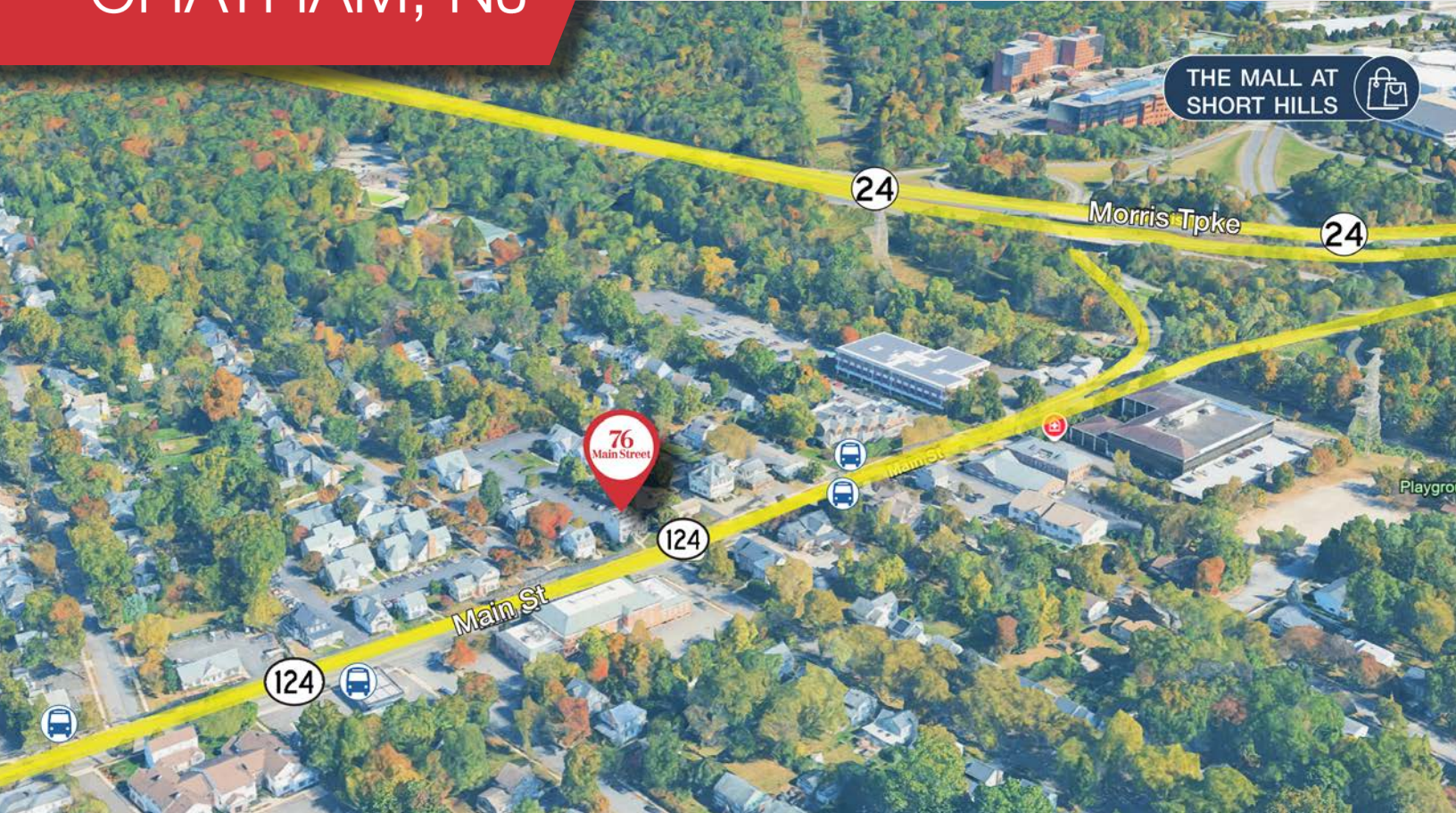
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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

76 Main Street

CHATHAM, NJ

PROPERTY OVERVIEW



Property Description

Rare opportunity to lease boutique office/retail space in the heart of downtown Chatham. This charming multi-story, $\pm 2,374$ SF mixed-use building offers flexible layouts suitable for a variety of professional, financial, or boutique retail users.

The property features one remaining suite available. The ± 782 square foot suite is located on the second floor.

Located along Main Street, the building provides strong visibility, convenient on-site parking, and an attractive historic setting ideal for businesses seeking a professional presence in one of Morris County's most desirable communities.

Location Description

The location offers a highly walkable environment surrounded by restaurants, retail shops, and service amenities, providing convenience for both employees and clients.

The property is minutes from Route 24 and provides quick connections to Interstate 78 and Interstate 287, offering regional accessibility throughout Northern New Jersey. Its proximity to the Chatham NJ Transit train station further enhances commuter access to Newark and New York City.

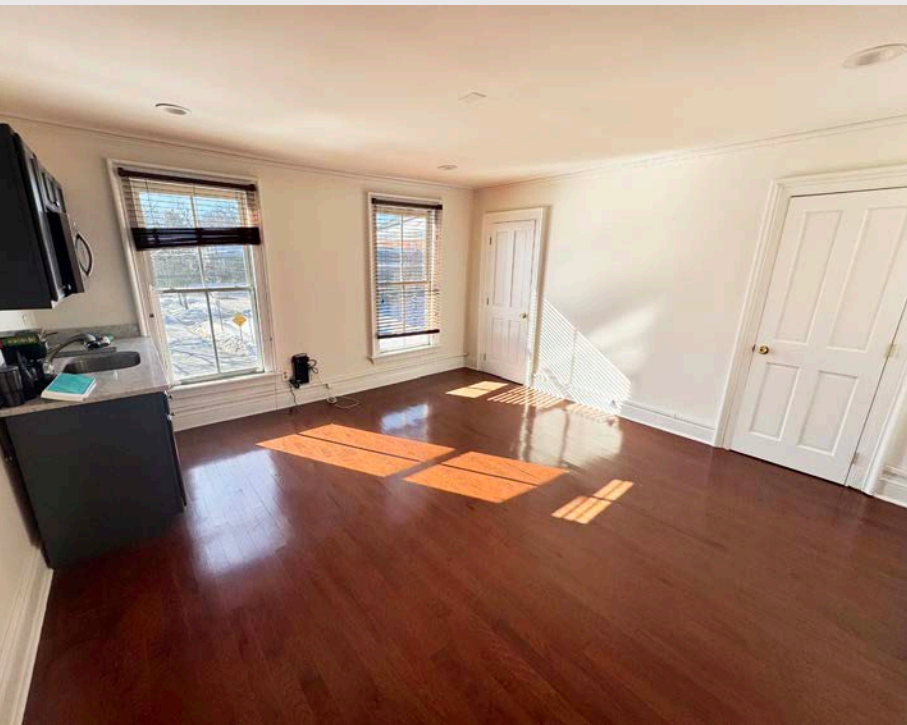
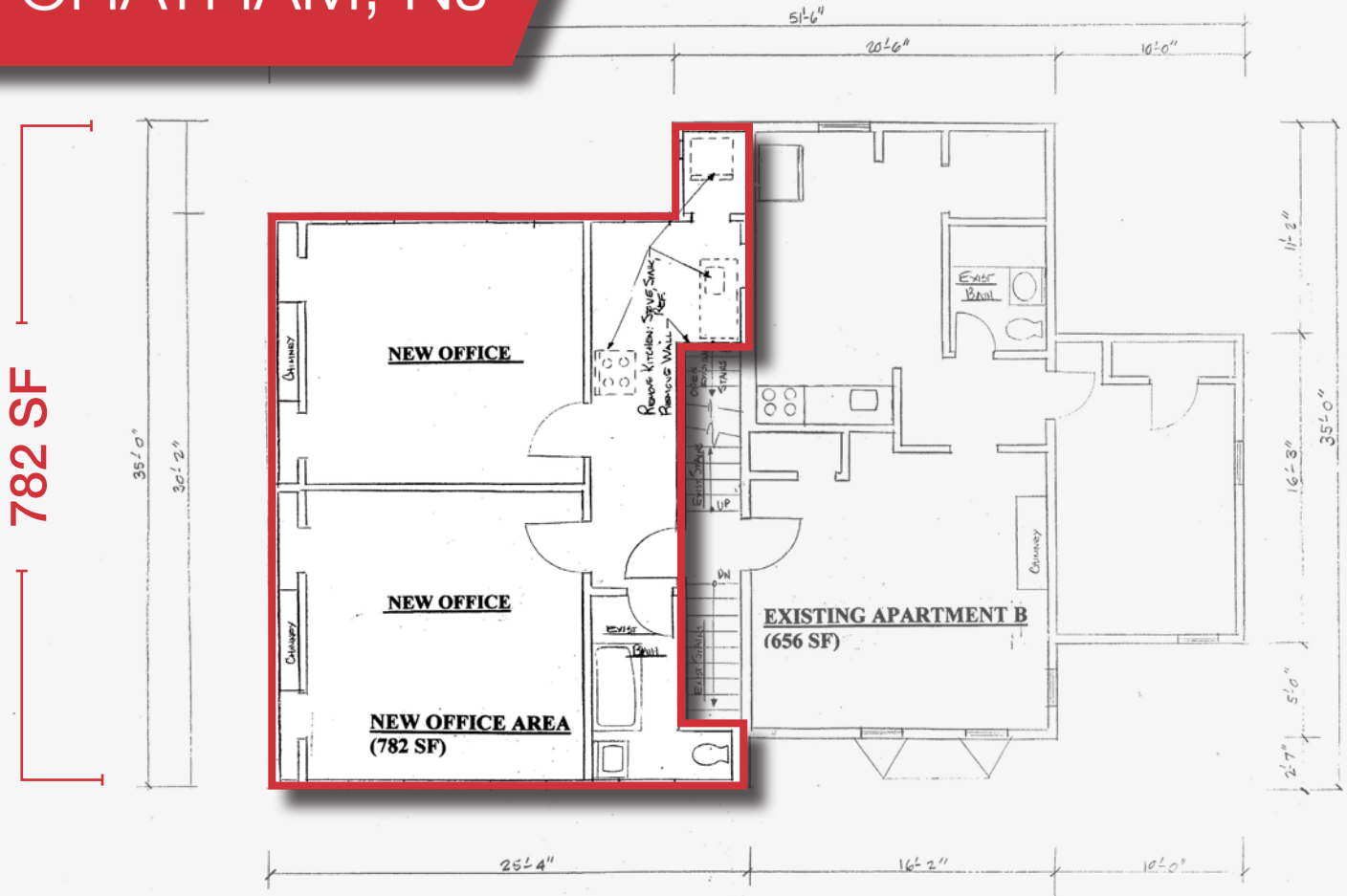
76 Main Street CHATHAM, NJ

FIRST FLOOR



76 Main Street CHATHAM, NJ

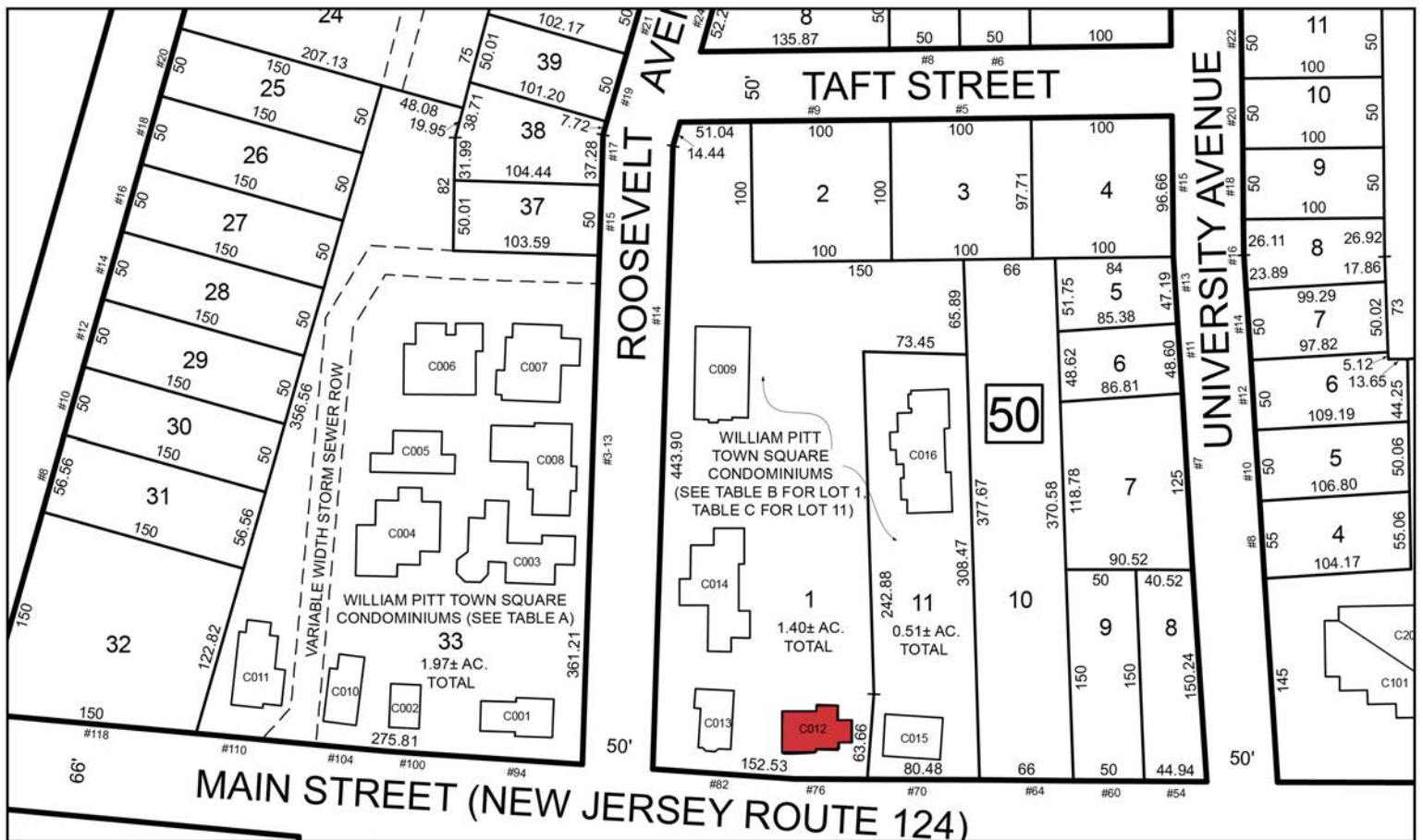
SECOND FLOOR



76 Main Street

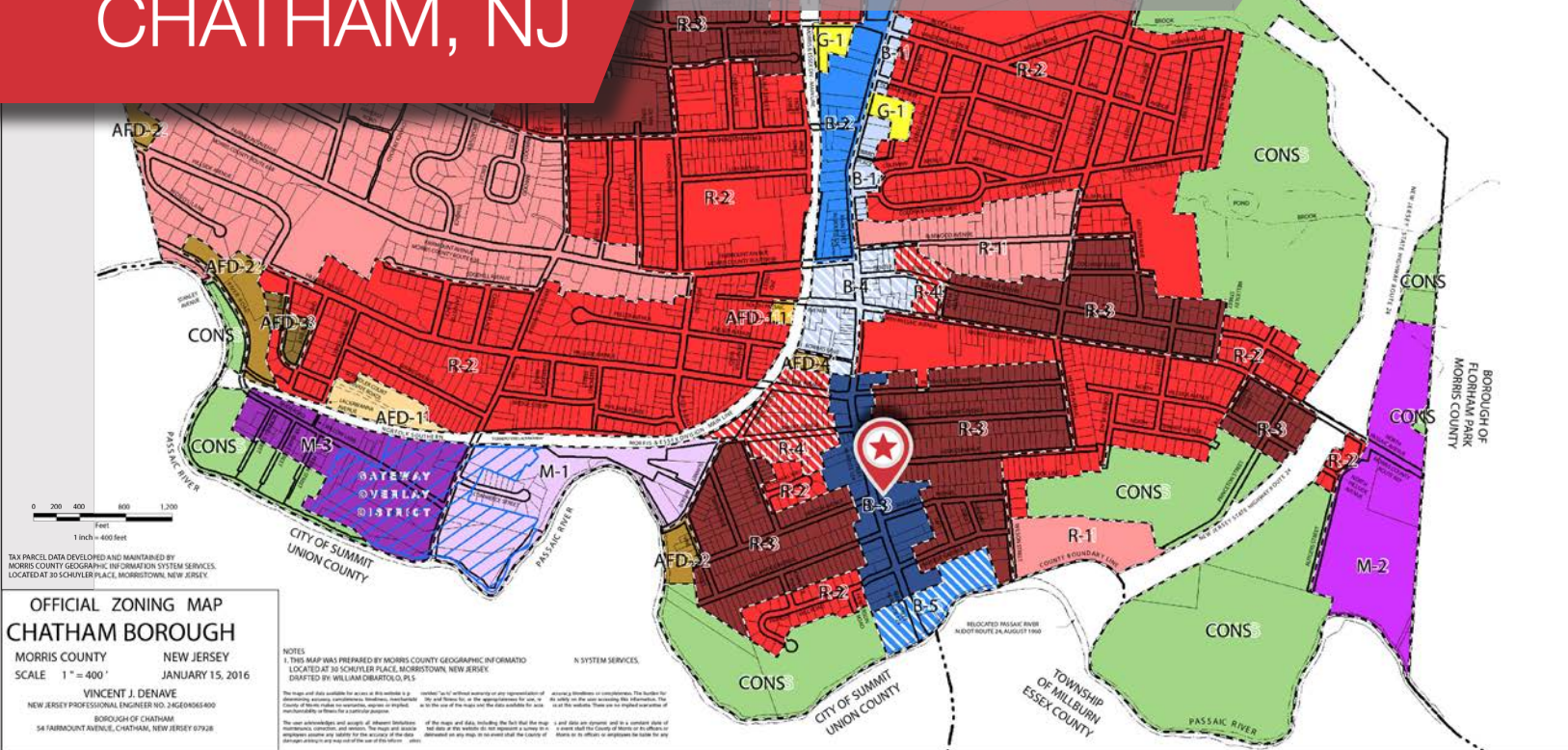
CHATHAM, NJ

AERIAL & TAX MAP



76 Main Street CHATHAM, NJ

ZONING INFORMATION



B-3 Business District

A. Purpose. The B-3 General Business District provides for general business, office, and retail uses to serve the local community market, in keeping with the existing smaller scale of the historic buildings in the district. This district is similar to the B-4 Community Business District, but is meant to encourage the establishment of more vehicular-oriented and less intensive uses than the B-4 District. [Amended 4-25-2011 by Ord. No. 11-07]

B. Permitted uses. [Amended 2-8-1993 by Ord. No. 3-93; 3-26-2007 by Ord. No. 07-17; 4-25-2011 by Ord. No. 11-07; 9-10-2012 by Ord. No. 12-13]

(1) Professional offices; (2) Offices; (3) Restaurants; (4) Retail trade and/or retail services, provided that the aggregate total of such uses shall not exceed 2,500 square feet on a tax lot of less than 1.5 acres; (5) Child-care centers, as provided in N.J.S.A. 30:5B-1 et seq. and N.J.S.A. 40:55D-66.6; (6) Museums; (7) Art galleries; (8) Apartments above the first floor; (9) Medical/dental offices; (10) Educational instruction.

C. Conditional uses. [Amended 3-26-2007 by Ord. No. 07-17; 9-10-2012 by Ord. No. 12-13]

(1) Public utility, in accordance with N.J.S.A. 40:55D-67 and § 165-143; (2) Banks, in accordance with § 165-144; (3) Service stations, in accordance with § 165-146.

D. Accessory uses permitted.

(1) Private parking; (2) Private customer and employee parking; (3) Business signs. (See Article XIII.); (4) Fences. (See § 165-77.); (5) Awnings, but they shall not be subject to front yard setbacks, and attached canopies, but they shall not encroach on any yard setbacks. Detached canopies are permitted in connection with service stations as provided for in § 165-146.

[Amended 2-8-1993 by Ord. No. 3-93; 5-23-2005 by Ord. No. 05-18]