

FOR SALE

**MORRISTOWN, NJ**  
59 FRANKLIN STREET

## MORRISTOWN—OWNER-USER OR INVESTMENT OPPORTUNITY

### BUILDING FEATURES

- Approximately 5000 sf\*, three-story mixed-use building
- Tenants include both professional and medical
- Approximately 1400 sf commercial space available upon sale
- Second floor residential apartment available (2 BR + 1.5 Bath)
- Fully finished third floor (3 rooms + three-quarter bath)
- Three (3) separate entrances
- Basement storage available
- Wheelchair lift access

### Call for Pricing

\*The total square footage of the building has not been independently verified. Any references to size are based on public records, site observations, or third-party sources and may not reflect the actual dimensions. Neither the seller nor the broker makes any representation or warranty regarding the accuracy of the square footage. Buyers are encouraged to conduct their own due diligence and measurements to confirm all information.

For more information contact:

**DENNIS GIAMMETTA**

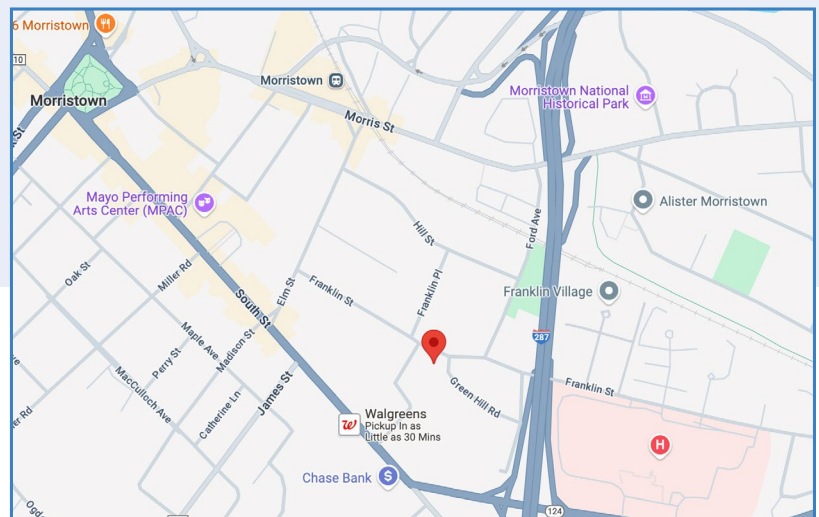
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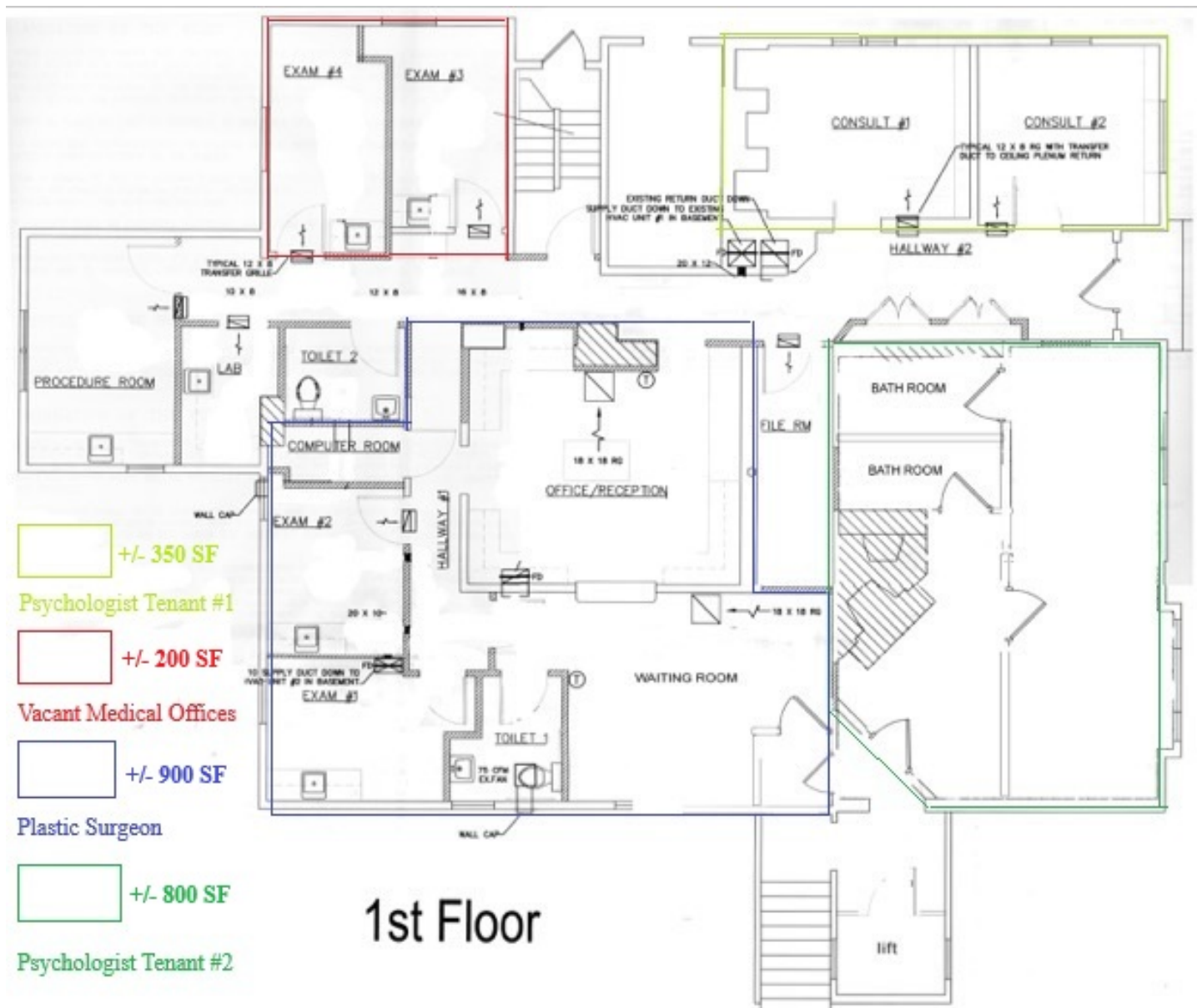
### PROPERTY FEATURES

- Abundant on-site parking
- Over one-half acre of land
- .5 Miles to Morristown Memorial Hospital
- .5 Miles to NJ Transit Morristown Train
- Close proximity to downtown Morristown (South Street)
- Direct access to I-287
- [Zoned for medical and residential use](#)
- Full residential conversion possible
- 24 Hour access



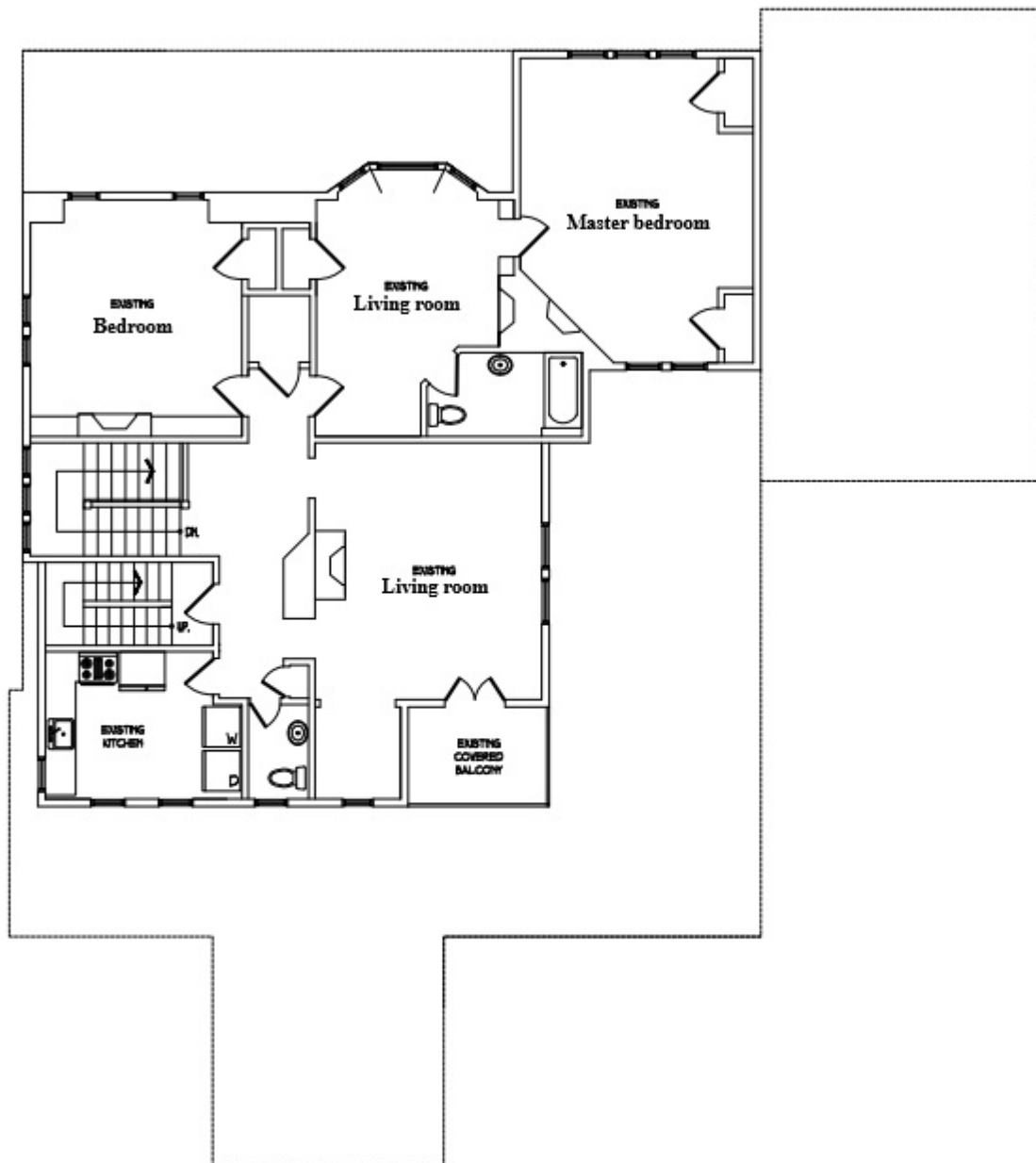
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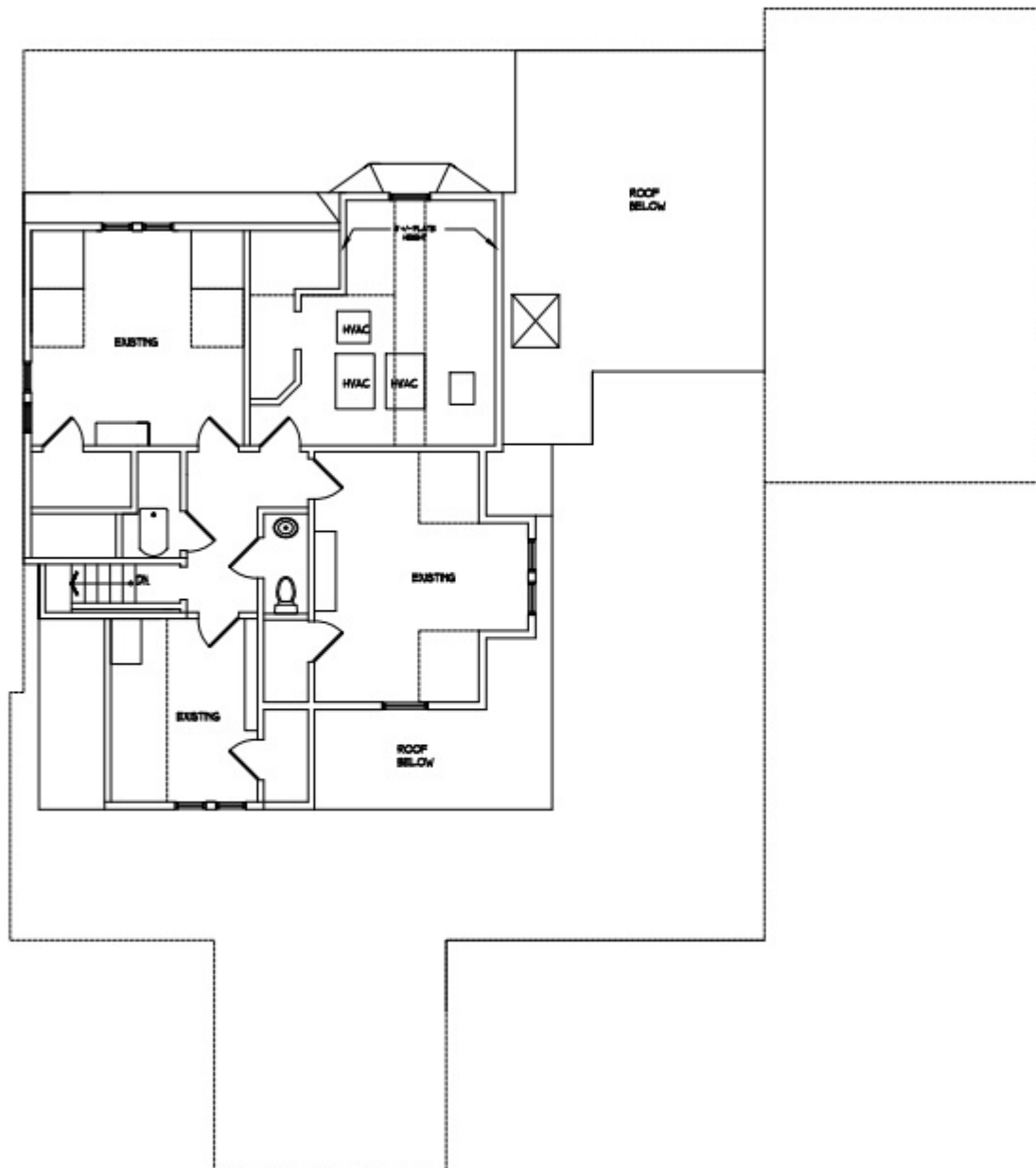
**Floor Plan Not Drawn to Scale.**





② EXISTING SECOND FLOOR PLAN  
SCALE : 3/16" = 1'-0"

**Floor Plan Not Drawn to Scale.**



① EXISTING THIRD FLOOR PLAN  
SCALE : 3/16" = 1'-0"

**Floor Plan Not Drawn to Scale.**