

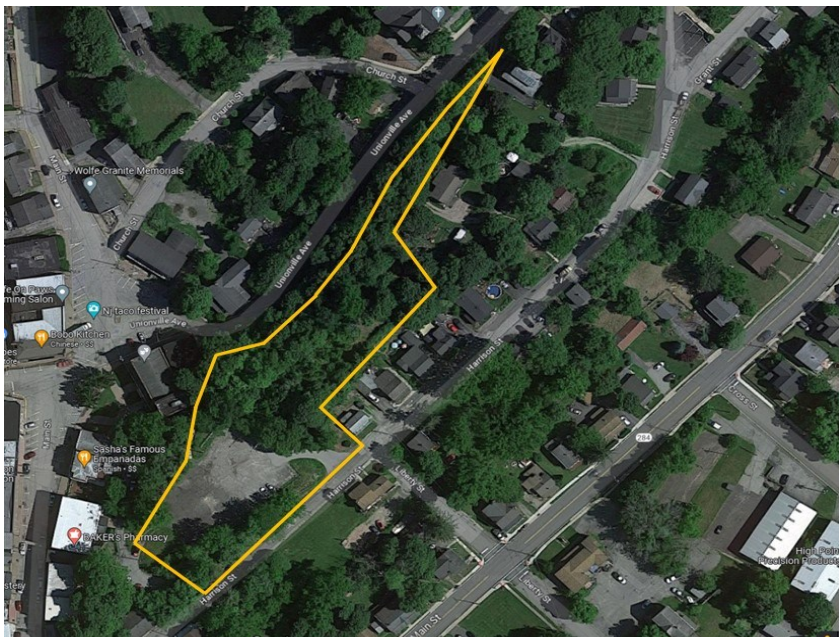


# AUCTION

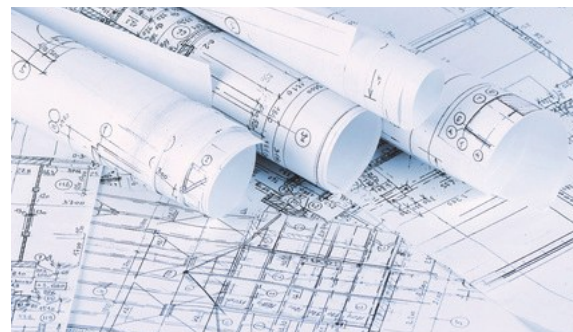


**By Order of the Borough of Sussex, NJ**

**1.82+/- Acres Former Parking Lot Redevelopment Site**



Former Town Theater Parking Lot Entrance



Ideal for a Residential or Mixed-use Development

### Residential Development Opportunity Close to Downtown Sussex

- Prime Mixed-Use Zoning for Residential or Combination of Office/Retail with Apartments
- Sussex County boasts 6 state parks, 10 golf clubs, and 2 vineyards. Additionally, it features a zoo, a spa, and a skydiving center. Mountain Creek, a popular destination, transforms into a ski resort in winter and a water park in summer.

Online bidding opens Monday, April 28, 2025 at 9 am  
Online bidding concludes Wednesday, April 30, 2025 at 1 pm

Address: 11-17 Harrison Street, Sussex, Sussex County, NJ 07461

Take the next step! Download the property information package at [maxspann.com](http://maxspann.com), then drive-by to preview the property

**Broker Participation Invited**

For a Broker participation form email: [auctions@maxspann.com](mailto:auctions@maxspann.com) or call 888-299-1438



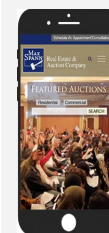
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