

AUCTIONS

Four Commercial Properties &
Two Residential Homes

By Order of the US Bankruptcy Court



March 18th
**PARSIPPANY
NEW JERSEY**
**LEHIGHTON
PENNSYLVANIA**

**SAVANNAH
GEORGIA**



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AUCTIONS

**A.J. WILLNER
AUCTIONS**

BY ORDER OF THE US BANKRUPTCY COURT

MAJOR RE PORTFOLIO OFFERING



15,624+/- SF Commercial
Retail Building with High
Visibility on Route 46
PARSIPPANY, NJ



Versatile B 2 Zoned
1.56+/- Acre
Development Site
PARSIPPANY, NJ



High Exposure Route 443
Commercial Land in Fast
Growing Retail Corridor
LEHIGHTON, PA



Prime 8.65+/- Acres
Commercial Opportunity
on High Growth Corridor
SAVANNAH, GA

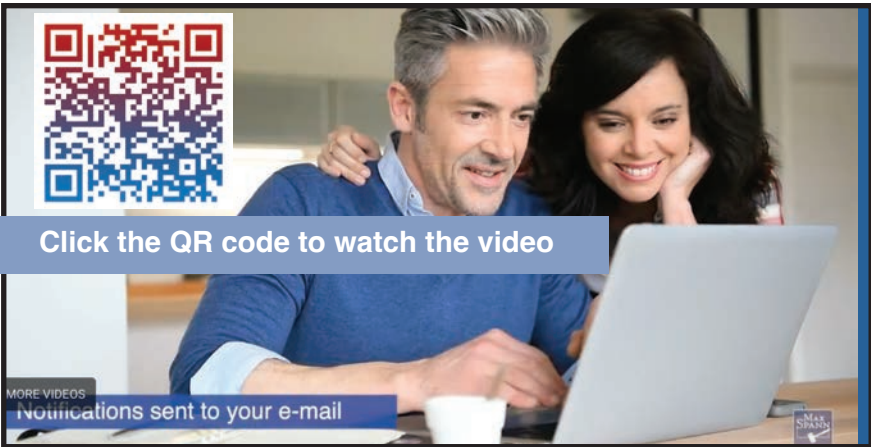


Two Single Family Homes in the Sought-After Rainbow
Lakes Community, Denville, NJ – Sold Separately
DENVILLE, NJ



— MARCH 18TH —

HOW TO BUY AT AUCTION



Click the QR code to watch the video

MORE VIDEOS
Notifications sent to your e-mail

THE AUCTION ADVANTAGE
Interested in selling a property?
Click the QR code to find out
more about the auction process.



Name Your Price!

Buying at auction allows a purchaser to name their own price for a property, not some pre-established listing price. With the open forum of a cry-out auction, a bidder can confidently be assured true market value.

It's Quick & It's Easy

It's quick because a typical auction lasts 20 to 30 minutes. At it's conclusion you know immediately whether you are the winning bidder. This eliminates prolonged and costly negotiations that often accompany traditional brokerage sales.

It's easy because the Max Spann team assembles detailed Property Information Packages (P.I.P) on each auction property to assist you in your review & due diligence. This allows you to quickly understand a property & determine if it meets your needs.



4 COMMERCIAL PROPERTIES BY ORDER OF THE US BANKRUPTCY COURT

15,624+/- SF Commercial Retail Building with High Visibility on Route 46

- 2-Story plus lower level commercial multi-tenanted building configured with 7 units on 1.81+/- Acres
- B 2 zoning, offering excellent flexibility for retail, service, or mixed use.
- Prime Route 46 Frontage in the Northern New Jersey submarket, benefiting from strong visibility and access to major regional corridors.
- High Traffic Corridor with an average daily traffic volume of, 25160+/- vehicles per day.

Property Previews 12-2 pm: Thursday, February 26th & Thursday, March 5th



Property Address: Address: 1571 Route 46, Parsippany, NJ 07054

Versatile B 2 Zoned 1.56+/- Acre Development Site in the Heart of Parsippany’s Business District

- 209+/- Feet of Frontage on Old Bloomfield Avenue and 106+/- feet of frontage on Route 46.
- Located in the Parsippany Troy Hills Market, one of Northern New Jersey’s most desirable business corridors with easy access to major regional highways.
- Strong Local Demographics, featuring high median household incomes with stable population density and steady commercial demand.
- Established Surrounding Commercial Activity, with nearby listings including retail, office, and mixed use properties—ideal for investors or developers seeking a high value infill location.



Property Address: 315 Old Bloomfield Ave, Parsippany, NJ 07054

High Exposure Route 443 Commercial Land in Lehigh’s Fast Growing Retail Corridor

- 8.36+/- Acres Commercial Site located directly on Blakeslee Blvd (Route 443), offering excellent visibility and development flexibility.
- Prime Retail Corridor Position between Walmart and Giant Supermarkets, anchoring strong traffic flow and consumer draw.
- Close Proximity to the Newly Developed Hospital, offering strong synergy potential for medical office, urgent care, retail, and hospitality uses due to increased area traffic and service demand.
- Public Water & Sewer Available.
- Strong Traffic Counts & Growing Local Demographics, including an estimated 16,838 vehicles/day.



Property Address: 1461-1511 Blakeslee Boulevard Drive E, Lehigh, PA 18235

Prime 8.65+/- Acres Commercial Opportunity on Savannah’s High Growth Ogeechee Corridor

- Large 8.65+/- acre commercial parcel positioned along busy Highway 17/Ogeechee Road, offering significant 170+/- feet frontage and development potential for retail, mixed use, or investment projects.
- Zoned P-B-N, permits a variety of commercial uses.
- Strong population growth corridor, with the surrounding 1–5 mile radius projected to grow 3.57%–4.69% through 2029, making this an attractive long term investment for commercial expansion.
- Strategic access to major infrastructure, located roughly 13 minutes from Savannah Amtrak, 17 minutes from Savannah/Hilton Head International Airport, and 19 minutes from Georgia Ports—ideal for logistics adjacent or regionally supported commercial uses.



Property Address: 5620 Ogeechee Rd (Highway 17), Savannah, GA 31405



In cooperation with Auction Management Corporation, Atlanta GA, GAL #2503

2 RESIDENCIAL PROPERTIES BY ORDER OF THE US BANKRUPTCY COURT

TWO SINGLE FAMILY HOMES IN THE SOUGHT-AFTER RAINBOW LAKES COMMUNITY, DENVILLE, NJ – SOLD SEPARATELY

26 Glenwood Rd, Denville, NJ 07834

- Charming 1,674+/- sf single-family Ranch home featuring 5 Bedrooms, 3-Bathrooms, two recreation rooms, and in-law suite.
- Waterfront views of Twilight Lake with a two tiered deck and magnificent views from the deck and sliders in the recreation rooms.
- Lakefront living with Access to private lakes, beach, clubhouse, sports facilities in Rainbow Lakes community.
- Close to major highways, train access, and downtown Denville, providing ideal convenience for commuters and lifestyle seekers.
- Denville, a charming, commuter friendly town offering parks, recreation, lake communities, shopping, and a thriving small town center.



Two tiered deck with magnificent views



Charming 1,674+/- sf single-family Ranch home

24 Glenwood Rd, Denville NJ

- Ready for Renovation! The 1,164+/- sq ft home with 4 bedrooms and 2.5 bathrooms on a 0.28 acre lot, providing a manageable yard and comfortable interior layout.
- Minutes from major transportation routes including I 80, Route 46, and Route 10, offering direct access to regional employment hubs.
- Convenient access to NJ Transit (via Denville Station), making it a strong option for NYC and regional commuters.
- Minutes from downtown Denville, offering boutique shops, restaurants, cafés, and community events year round.
- Located in Morris County, one of New Jersey’s most sought after counties for its blend of suburban comfort, transportation access, and strong employment corridors.



Cozy home ready for your renovation



Picturesque Lake views

Residential Property Previews 12-2 pm:
Saturday, February 28th & Saturday, March 7th 12-2 pm

Online Auction March 18, 2026

11:00 AM – Residential Properties

1:00 PM – Commercial Properties



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