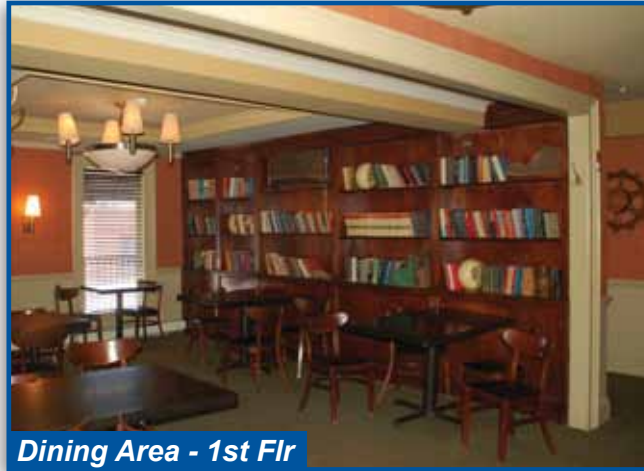


## Interior Photos



Dining Area - 1st Flr



Dining Area - 1st Flr



Banquet Area - 2nd Flr



Bar Area - 1st Flr



Bar Area - 1st Flr

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other condition, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**RAS**  
BROKERAGE

## FOR SALE FORMER CHARLIE BROWN'S RESTAURANT

109 Grand Ave, Hackettstown, NJ 07840

### FULLY EQUIPPED LANDMARK RESTAURANT

Three story restaurant;  
Carriage house with 2 one  
bedroom apts and 3 car  
garage for storage

• Property Size: .82 acres

• Restaurant:  
+/- 6,700 SF 1st Flr;  
+/- 2,000 SF 2nd Flr

• Seats:  
Approx 246 1st Flr;  
Approx 120 2nd Flr  
(Banquet Room)

• Includes all furniture,  
fixtures & equipment

• Utilities: Gas, Electric,  
Water & Sewer

• Taxes: \$29,500

• Asking Price: \$1,799,000  
including liquor license

FOR ADDITIONAL INFO

Contact Jay Miller

484.567.2829

[jmiller@rasbrokerage.com](mailto:jmiller@rasbrokerage.com)



#### DEMOGRAPHICS

	1 mile	3 miles	5 miles	7 miles
Population:	7,794	25,286	46,839	71,274
Avg HH Inc:	\$67,172	\$78,606	\$91,017	\$92,641
Daytime Pop:	4,666	11,895	17,518	25,715

**RAS**  
BROKERAGE

633 West Germantown Pike, Suite 203

Plymouth Meeting, PA 19462

Phone: 215.322.8070

Fax: 215.322.8460

# Mansfield/Hackettstown, NJ

RAS  
BROKERAGE



**QuickChek**  
China Garden  
Frank's Trattoria  
Shop Rite Wines, Liquors  
& Spirits

UNITED STATES  
POSTAL SERVICE

M & M Mars

Hackettstown  
Municipal Bldg

Hudson City



Main St

Grand Ave

Centenary  
College

TARGET

IHOP  
SUBWAY

McDonald's

Burger King

KFC

Friendly's

White Castle

RITE AID

MARSHALLS

LOWE'S

Wendy's

Applebee's

Mountain Ave

THE HOME DEPOT

STAPLES

Weis

PNC BANK

CVS

SUBWAY

Shop Rite

Comfort Inn

WACHOVIA

Walgreens

Friday Tuesday

Sears  
FASHION BUG  
Dollar Tree

KOHL'S

Walmart

RAS  
BROKERAGE

RAS  
BROKERAGE