



ELMWOOD GARDENS
30 Elm Street
Morristown, NJ 07960

Elmwood Gardens is a thirty-four (34) unit residential garden apartment complex located at 30 Elm Street, Morristown, New Jersey (the "Property"). The complex is situated on impeccably landscaped grounds with thirty-six (36) on-site parking spaces. The Property is ideally located within walking distance to the NJ Transit train station (direct service to Manhattan), exclusive South Street shopping and restaurants, as well as the Town Square (i.e. "The Green").

The building is comprised of a mix of seventeen (17) studio units; eleven (11) one bedroom units; and six (6) two bedroom units. It is extremely well-maintained with the majority of the kitchens recently renovated. The heat (central boiler – hot water system), water, sewer and cooking gas are paid for by the Landlord. The Tenant pays for its own electricity, which is separately metered.

Morristown is the County Seat of Morris County, New Jersey. It is one of the more affluent towns in the County, with average household incomes exceeding \$105,000, and a resident population of approximately 18,544. The daytime employee population swells significantly based on the tremendous number of businesses in the area. It is home to the ever expanding Morristown Memorial Hospital renowned for its world class facilities, as well as George Washington's Headquarters during the Revolutionary War. Morristown is a community that is culturally diverse with a mind toward historic preservation. It has been chosen as one of the "Dozen Distinctive Destinations" in the United States, based on its architecturally historic buildings throughout the Town. Morristown has its own airport, which is the second busiest general aviation airport in New Jersey. New York City is easily accessible from Morristown through its direct train and bus service to Penn Station in Manhattan, as well as its ease of access to major highways including I287, I80, US 202 and SR 24. In addition, Morristown is in the process of revitalizing its downtown, especially the areas surrounding "The Green" with a myriad of new construction comprised of commercial office, retail and residential developments. The revitalized downtown area includes the Morristown Community Theater, numerous high-end retailers and a wide variety of restaurants.

For Leasing Information Contact:

Tim & Florina Bardic, Apartment Managers

E-Mail: ubardhi@hotmail.com

Tel: (973) 267-8644

NO PETS PERMITTED