



MORRIS-HILL APARTMENTS

**34 Hill Street
Morristown, NJ 07960**

Morris-Hill Apartments is a twenty-six (26) unit, three (3) story upscale residential apartment complex located at 34 Hill Street, Morristown, New Jersey (the "Property"). The complex is situated on impeccably landscaped grounds with thirty-three (33) on-site parking spaces. The Property is ideally located on a residential street 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 Property is comprised of an excellent mix of fourteen (14) one bedroom and twelve (12) two bedroom units. The building is vintage 1930, with the architectural significance of that era, marble foyer, as well as nine-foot ceilings throughout most of the apartments. The Property is extremely well-maintained with the majority of the kitchens recently renovated. All units feature beautiful hardwood flooring with individual gas-fired baseboard hot water heating systems. The water & sewer are paid for by the Landlord. The Tenant pays for its own heat (gas), cooking gas and electricity, which are 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:

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NO PETS PERMITTED