



**FRANKLIN HILL APARTMENTS**  
**44 Hill Street**  
**Morristown, NJ 07960**

Franklin Hill Apartments is a seventy-five (75) unit, five (5) story (elevator serviced) upscale residential apartment complex located at 44 Hill Street, Morristown, New Jersey (the “Property”). The Property is situated on approximately one and one-half (1½) acres of impeccably landscaped grounds with on-site parking and twenty (20) detached garages. The Property is ideally located on a residential street one block from 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 forty-four (44) one bedroom units with one bathroom each; thirty (30) two bedroom units with two full bathrooms each, and one on-site manager’s apartment. These units are some of the best maintained and largest apartment units available in the Town of Morristown. All units feature beautiful parquet hardwood flooring. All common areas (lobby, foyer & hallways) have recently been renovated by a professional interior decorator. The property is monitored by state-of-the-art closed circuit security cameras to provide our residents the comfort of 24/7 surveillance. 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.

**To Schedule an appointment to see your next “home” contact:**

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***NO PETS PERMITTED***