



## 123 Franklin Corner Road Suite 216

Lawrenceville, NJ 08648

### Property Features

- 2,267 SF Medical Professional Office Condo
- Parking 4 Cars per 1,000 SF
- Reception area, spacious lobby, hall bathroom, 3 patient rooms, small kitchen, lab room, 2 Doctors Offices
- Taxes 2020-21: \$4,920
- Condo Fees: \$7,177 per year
- Conveniently located just off Exit 3B on I-195 with easy access to I-295 and NJ Turnpike
- Public Transportation: Hamilton Commuter Rail/ NJT 9 min drive, 4.4 mi; Trenton Transit Center 12 min drive, 5.4 mi; Trenton Mercer Airport, 15 min drive, 8.2 m

- **Lease: \$22.50 SF plus Utilities and Janitorial**
- **Sale: \$322,500.00**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:

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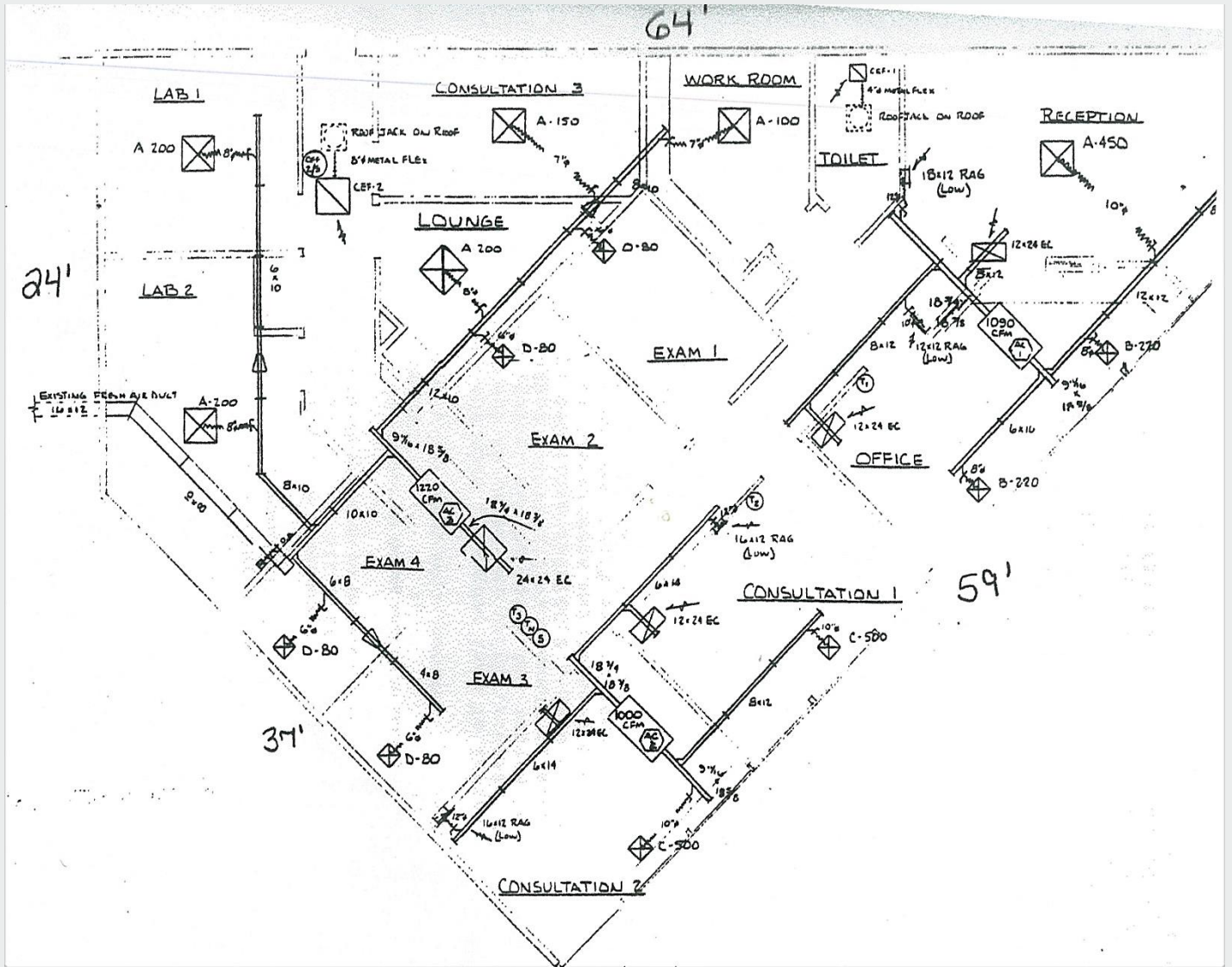
[www.fennelly.com](http://www.fennelly.com)

Lease/Sale  
2,267 SF  
Office / Medical

123 Franklin Corner Rd, Ste  
216

Lawrenceville, NJ 08648

## Floorplan



2,267 RSF Medical / Office Space