



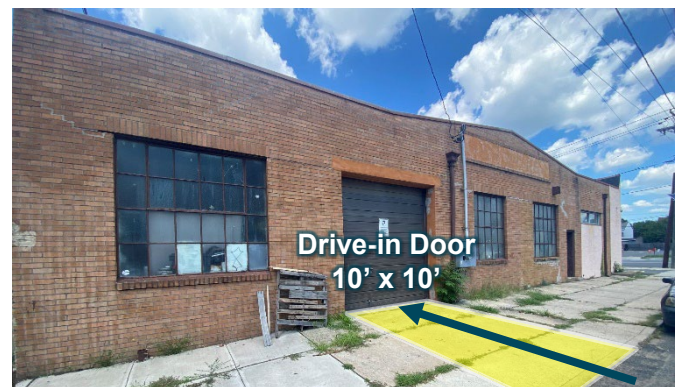
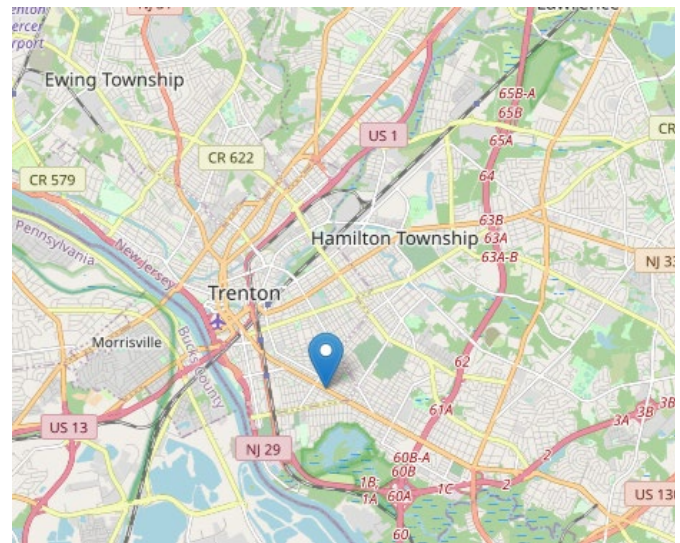
1285 South Broad Street

Trenton, NJ 08610

Available for Sale or Lease

6,000 SF Store / Showroom / Warehouse

- Property Consists of Store, Warehouse & Upstairs Office Space with Bathroom, Kitchen, Sink, Gas Stove and Fridge
- Store and Office has heat and AC
- One (1) 10' x 10' Drive-in Doors
- Built 1932; Block Construction
- Ceiling Height 12'
- Basement access from side street
- Front Parking for 8 Cars
- Additional Street Parking
- Zoned BB Business
- Located in the Heart of Trenton
- High Traffic Area - 24,000 Cars per Day
- Taxes: \$16,000
- 3x8 Backlit Sign; 2x12 Backlit Sign



Rental Rate: \$9.00/SF plus Operating Exp.

Sale Price: \$600,000

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.

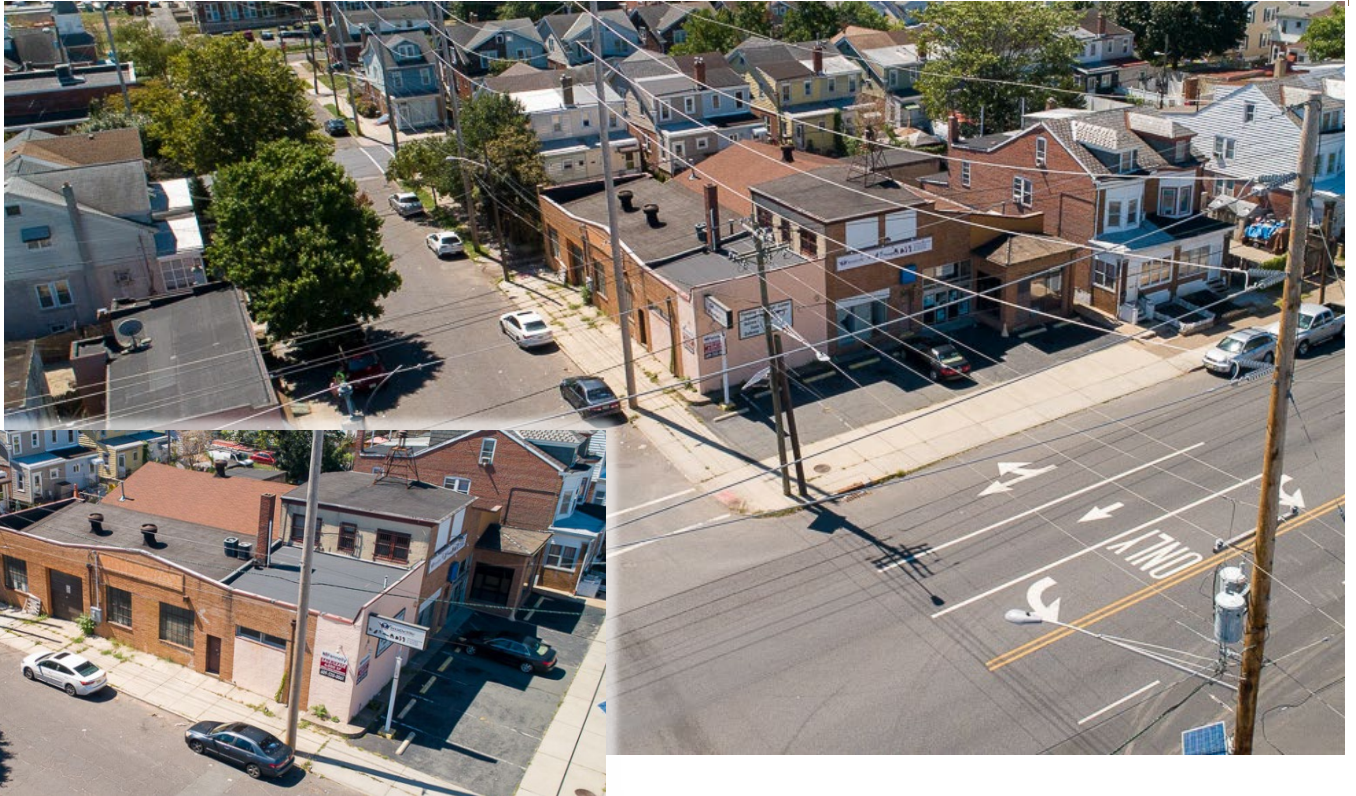
For more information:

Gerard Fennelly

Matthew Fennelly

1285 South Broad Street
Trenton, NJ 08610

For Sale or Lease
6,000 SF Flex Space



Zoning BB - Business uses

- Min. Yards - Front: Avg. or 20'
Rear: 20'
- Max Bldg Height - 4/50'
- Max Lot Coverage - 60%

