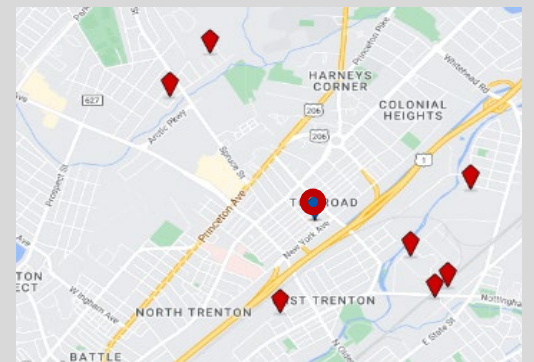


## 915 Pennsylvania Avenue

Trenton, NJ 08638, Mercer County

- For Sale: 3,014 SF Flex/Warehouse on ½ Acre
- Entrance foyer, three private offices; a conference room with kitchenette area, handicapped bathroom, file room
- Features:
  - Alarm System in Building
  - Heating: Gas forced hot air; AC in office area
  - Floors: Heavy Duty; 3' Thick Concrete
  - Concrete Block walls and building with metal roof
- (1) Loading dock, (1) Drive-in door
- Gravel-covered parking lot with 25 parking spots
- Land Area: 0.459 Acres
- Zoning: IA; Built 1950
- Taxes: \$6,774.66 annually
- Tenant Pays \$600/month
- Easy access to major thoroughfares
- Ideal for a light manufacturing business

**Sale Price: \$795,000**



For more information:

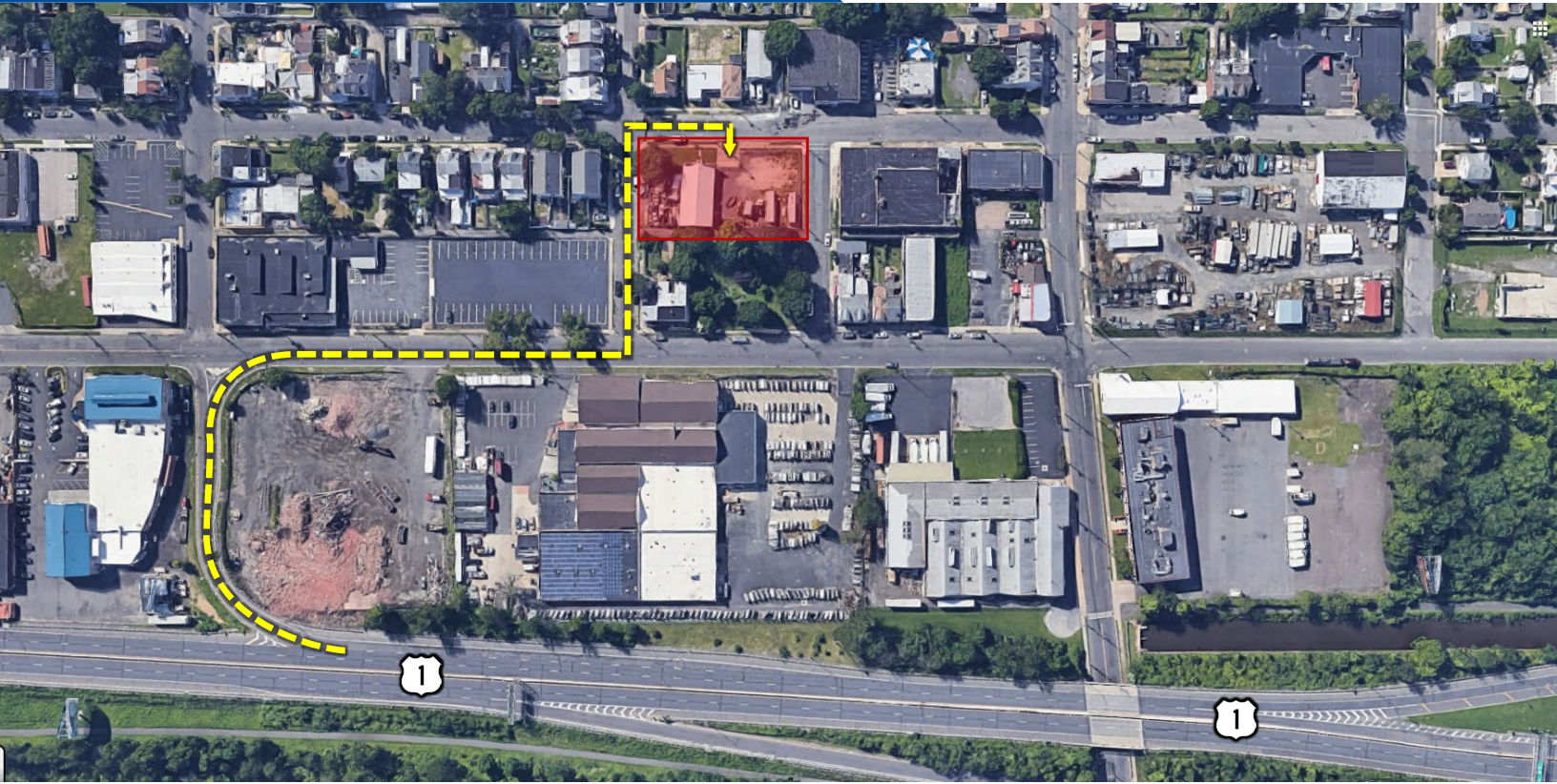
Gerard Fennelly

Matthew Fennelly

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 Sale**  
3,014 SF Flex/Warehouse

**915 Pennsylvania Avenue**  
Trenton, NJ 08638



## Utility Providers

- Electricity service is provided by Public Service Electric & Gas.
- Natural gas service is provided by Public Service Electric & Gas
- City of Trenton Waste Water Treatment Plant sewer service area.

Due to on-site accessibility, excess ground and easy access to major thoroughfares, this building is fantastic for a small sized manufacturing business.

