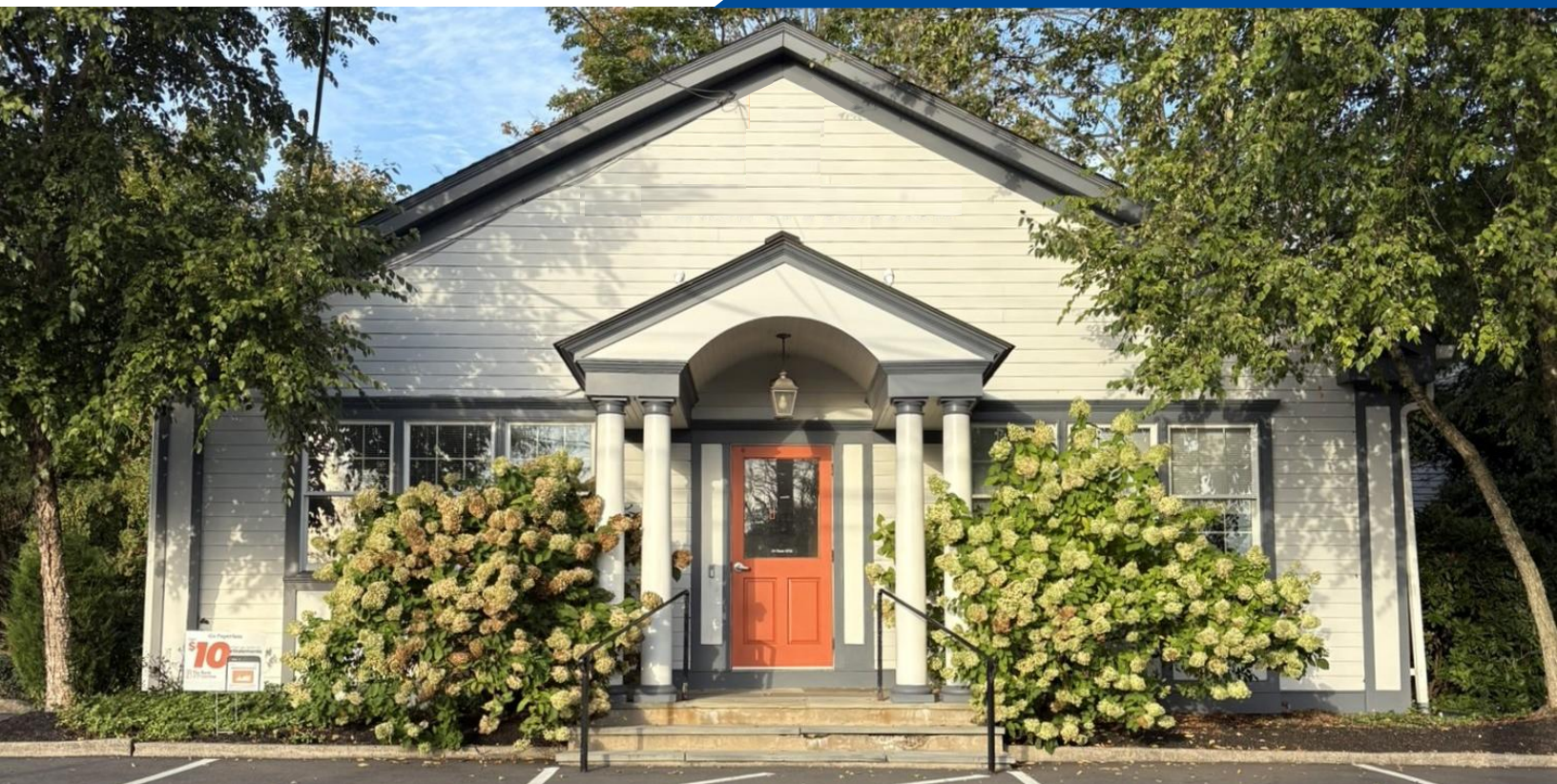
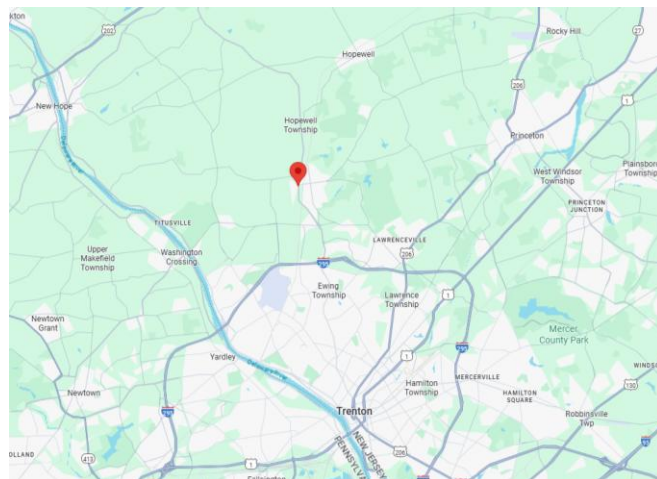




## 228 W. Delaware Avenue Pennington, NJ 08534

- Corner of W. Delaware and Route 31
- 3,509 SF; Bank Leases 1,374 SF
- 19 Parking Spaces
- 3 Apartments; 2 Vacant
- New Roof – 10 years
- Parking Lot – 3 Years
- Lot Size: 125' x 173.84'
- Bank Leases 1,374 SF – Absolute Net Lease; 5/1/22 to 4/30/27; Security Deposit \$3,600; Renewal Option: 1 Option for 5 years with 3% increases per year with 9 months notice
- Existing NOI: \$65,845
- Zoning: BH (Highway Business Zone)

**Sale Price: \$975,000**



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**

