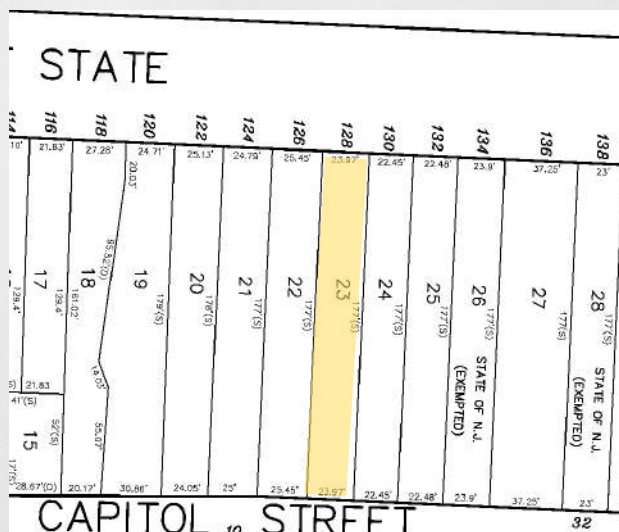




This stately three-story brick building has been updated to current standards while preserving historic sought after architectural features. It is located directly across from the New Jersey State House, home to the legislative offices and near several state departments. Readily accessible via Route 29 with connections to the Interstate 95/195/295 beltway. Excellent location for trade associations or lobbyists at the center of New Jersey politics.



- 3 story building - partially occupied
- 24' x 172'
- Central A/C
- Rear Parking for 8 cars
- Block 3504, Lot 23
- Building Area: 6,000 SF
- 2020 Taxes: Approx. \$21,430



FOR INFO CONTACT: ANNE LABATE
609-394-7557 X 114
ANNE@SEGAL-LABATE.COM
 SUBJECT TO CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE



AN OVERVIEW



INVESTMENT OPPORTUNITY

- Invest in Trenton's most high-profile and pristine block
- Fully occupied office space on floors 1 through 3
- Recently added ground floor level cafe; fully equipped and potentially available for lease
- Income and expense pro forma available upon request

LOCATION

- Zoning: BA-Historic District
- Readily accessible via Route 29, with connections to the Interstate 95/195/295 Beltway



FOR INFO CONTACT: ANNE LABATE

609-394-7557 X 114

ANNE@SEGAL-LABATE.COM

SUBJECT TO CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE

