

# COMMERCIAL BUILDING FOR SALE

## PRIME DOWNTOWN LOCATION



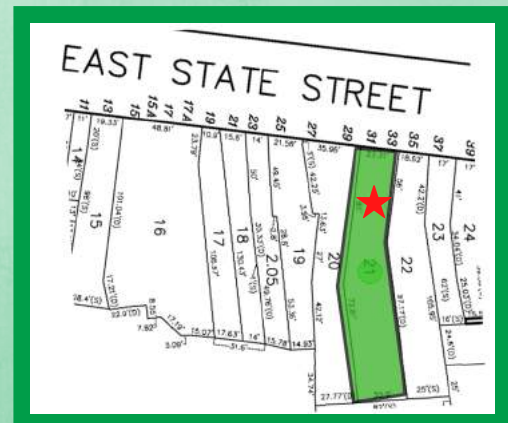
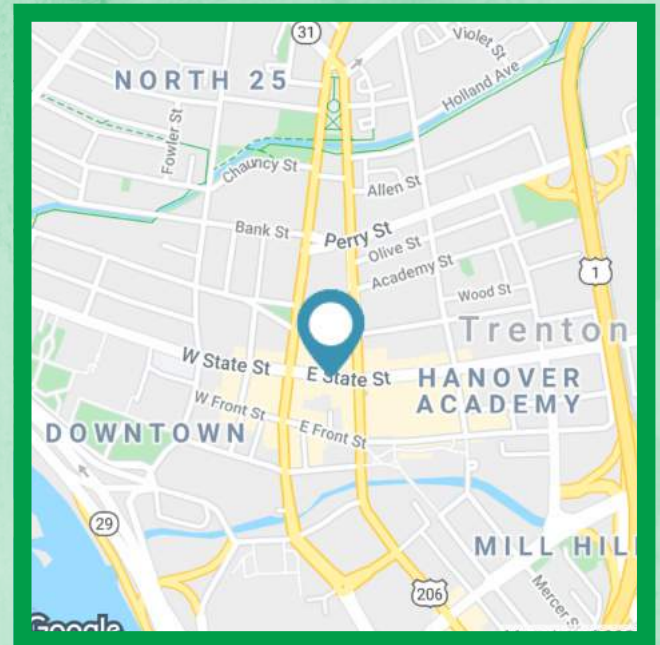
**31-33 East State Street Trenton NJ 08608**

## PROPERTY HIGHLIGHTS

- 1,200+ SF high-end renovated, ready-to-go retail store with quality finishes including:
  - Marble floor
  - Large window with excellent exposure
  - Central air/heating
  - Two fitting rooms
  - Restroom
- 5,000+ SF unfinished space on first and second floor that can be transformed into
  - A showroom
  - Furniture store
  - Top-notch inventory space
- Pedestrian alley to East front Street
- Total SF of property: 5,968 SF
- Property tax: \$23,152.90

## LOCATION HIGHLIGHTS

- Prime location in Trenton Downtown business district
- Heavy Pedestrians/Vehicle traffic
- Prime transit point with multiple bus stops, train station within 10 minutes walk
- Easy access to Routes 1, 29, and 129 with connections to 95, 295, and I-95
- Downtown redevelopment and business district
- Easily walkable from Mercer Community College
- Close proximity to state, county and city government offices and local businesses



**FOR INFO CONTACT: CHARLES TEH**

**609-394-7557 X 113**

**CHARLES@SEGAL-LABATE.COM**

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