

# SPECIAL PURPOSE OR REDEVELOPMENT OPPORTUNITY PROPERTY FOR SALE-TRENTON NJ

Corner of Greenwood Avenue (RT 33 & S Olden Ave)



**1201 Greenwood Ave Trenton, NJ**

## Property Features

- 4,105 SF Church building
- Land Dimension: 150' X 150'
- Parking with 25 car capacity
- Auditorium with seating capacity for 200
- 10.5ft high ceiling clearance basement
- Stone exterior
- Stained glass windows
- Block 28203, Lot 6 & 7



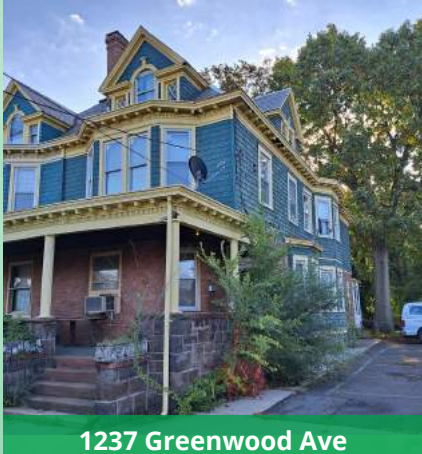
## Redevelopment Potential

- **Total Land Area:** 26,253 SF (0.6027 AC)
- **Street Frontage:**
  - Greenwood Ave: 175 ft
  - South Olden: 150ft
- **Traffic Count:**
  - Greenwood Ave (Rt 33): 12,494
  - South Olden Ave: 12,121
- Good pedestrian traffic

	1 MILE	3 MILES
POPULATION	32,000	144,000
INCOME (MED)	\$49,523	\$67,032

## Property Features

- 3,795 SF 3-story residential building
- Semi detached
- Land area: 3,750.52 SF
- Land Dimension: 25' X 150'
- Six bedrooms
- One and half bathrooms
- Finished basement
- Large front porch
- Two parking spaces
- Block 28203, Lot 5



**1237 Greenwood Ave**

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## Location Highlights

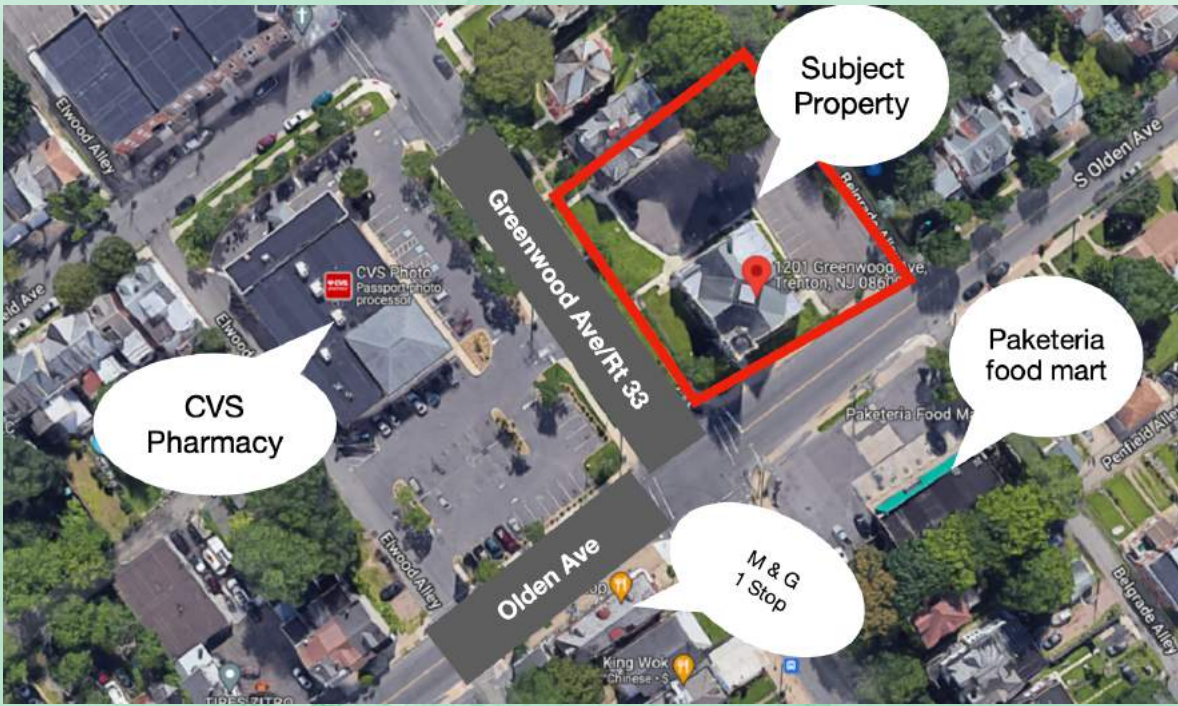
- Intersection of Greenwood Ave (Rt 33) and South Olden Ave
- Multiple retail location including CVS Pharmacy
- Bus route and easy access to Rt 295 and I-95, US Rt 1, Rt 206, and Hamilton Ave
- Walkable distance from Trenton High school
- Zoning: RB - Residential

**Greenwood Ave (Rt 33) and South Olden Ave give easy access to Route I-95 and 295, Rt 1, and other state and county roads. This location attracts commuters from Hamilton Township, Robbinsville, E. Windsor, and Hightstown, Yardville, Burlington, Willingboro, and Ewing, providing direct access to Downtown, Trenton Business District as well as Trenton's NJ Transit Transportation Center.**



**\* Land use change would require City zoning and planning board approval**

**\*NEEDS RENOVATION DUE TO DEFERRED MAINTENANCE ISSUES**



**\*1201 Greenwood Aerial Map**

