

COMMERCIAL BUILDING FOR SALE

PRIME DOWNTOWN LOCATION



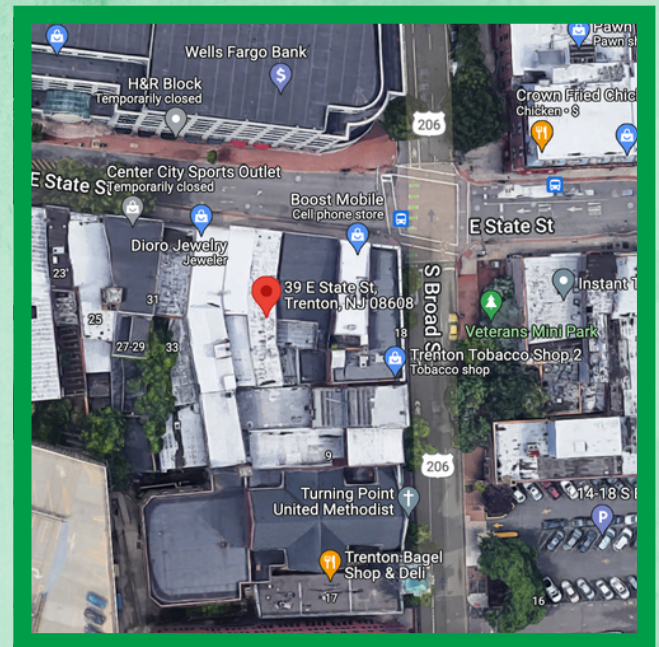
39 East State Street

41 East State Street

43 East State Street

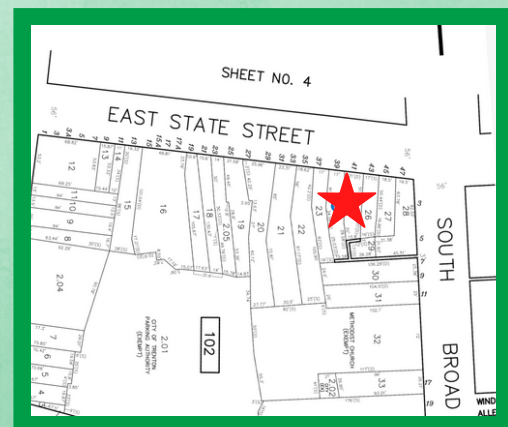
About the Property

The property is situated in a prime location right across the Capital Center, downtown Trenton. It include three stores with potential for nine (9) units on the upper floor that can be converted to apartment, offices, and/or storage space for inventory. The location itself is surrounded by Restaurant, retail stores, government and private offices. This is the converging point for state and local government workers as well as business professionals. Pick-up and drop-off location for public transportation is right before the store and across the street. Property can be bought separately or as a portfolio. You can't beat this opportunity!



LOCATION HIGHLIGHTS

- Capital Center (50 East State) with TD bank, Wells Fago, Bank of America, Snipes footwear, Capital center food court, etc.
- High visibility, high foot/car traffic, with daily traffic count of 5,361 (2022)
- Immediate access to Bus Stop
- Train Station within 10 minutes walk
- Redevelopment zone
- Walkable distance from Thomas Edison university and Mercer County Community College
- Close proximity to state, county and city government offices
- Easy access to Routes 1, 29, 129 with connections to US 95, 295, and I-95



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SUBJECT TO CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE



39 East State Highlights

- Four-story - 6800 Square feet investor dream
- Large visible front window
- 2,780 SF finished first and second floor
- Full basement with High clearance ceiling
- Potential for Supermarket/Grocery store, Beauty/Hair/Spa salon, medical/professional office, Restaurant, with 2nd/3rd floor apartment units
- Unbelievable storage space on second and third floor



41 East State Highlights

- Four-story - 4,797 Square Feet investor dream
- Large visible front window
- 1,065 SF of fully renovated interior retail for move in
- Potential for Supermarket/Grocery store, Beauty/Hair/Spa salon, medical/professional office, Restaurant, with 2nd/3rd floor apartment units
- Full basement with High clearance ceiling
- Unbelievable storage space on second and third floor



43 East State Highlights

- Four-story - 4,275 Square feet investor dream
- Large visible from window
- 1,480 SF of recently renovated retail space
- Potential for Supermarket/Grocery store, Beauty/Hair/Spa salon, medical/professional office, Restaurant, with 2nd/3rd floor apartment units
- Full basement with High clearance ceiling
- Unbelievable storage space on second and third floor



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