

For Sale – Professional Office Condo

1245 Whitehorse-Mercerville Road, Suite 420

Hamilton Township, Mercer County, New Jersey 08619



Block: 2168, Lot: 39

- 1,578SF professional office condo located in spacious “Whitehorse Executive Center” at 1245 Whitehorse-Mercerville Rd (County Rt 533) in Hamilton, NJ.
- Large well maintained office complex with abundant parking.
- Conveniently located in close proximity to all professional services, shopping centers, houses of worship, hospitals.
- Easy access to Hamilton Train Station, Rt 33, Rt 206, Rt US 1, I-95, and I-295.

Offered exclusively by:

Joseph R. Ridolfi & Associates, LLC
Commercial Realtors

Phone: 609-581-4848 • Fax: 609-581-5511

Website: ridolfi-associates.com

Email: ridolfi@ridolfi-associates.com



2023 Demographics	1 Miles	3 Miles	5 Miles
Median HH Income	\$54,104	\$50,796	\$56,169
Housing Units	9,668	60,692	100,816
Total Population	26,667	147,411	250,250

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

FOR SALE – Professional Office Condo

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Location:

Whitehorse Executive Center

1245 Whitehorse-Mercerville Avenue, Suite 420

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Description:

1,578SF suite #420 features 1 private office, 540 SF conference room, open work area, 2 handicapped bathrooms, lounge, mechanical room, wall-to-wall carpet, smoke detectors, sprinkler system, H/A gas heating/AC, abundant parking, excellent condition.

Property Taxes:

\$6,004.85 ('23)

Sale Price:

\$299,820

Monthly Condo Fee:

\$553



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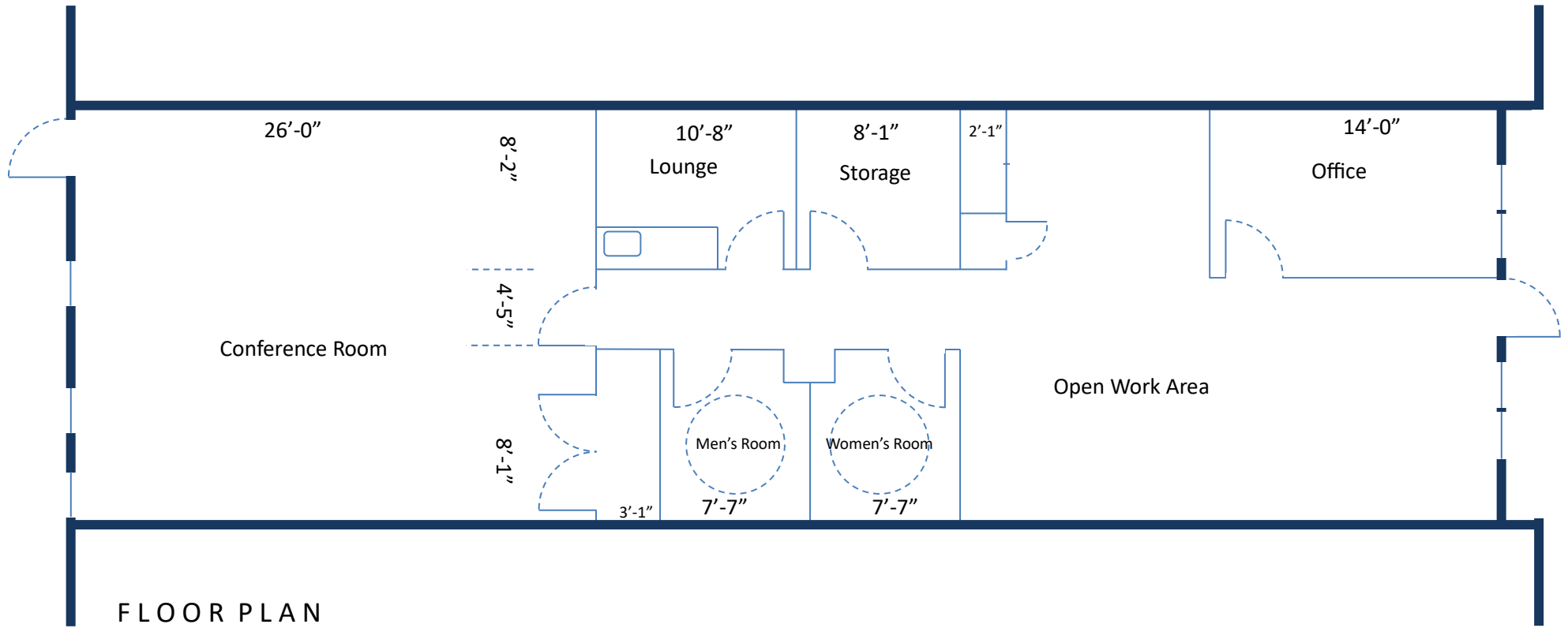
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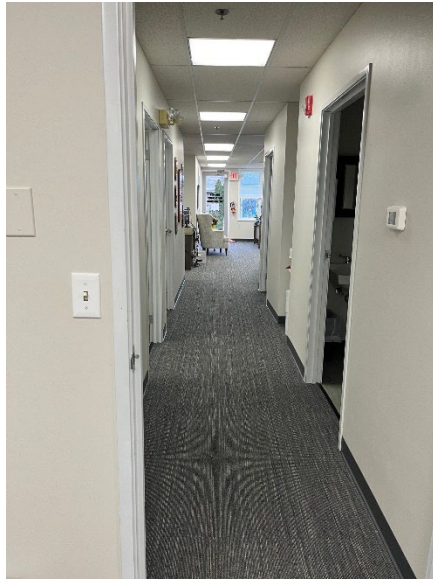


1245 Whitehorse-Mercerville Road, Suite 420, Hamilton, NJ 08619
Exterior



1245 Whitehorse-Mercerville Avenue, Suite 420, Hamilton, NJ 08619

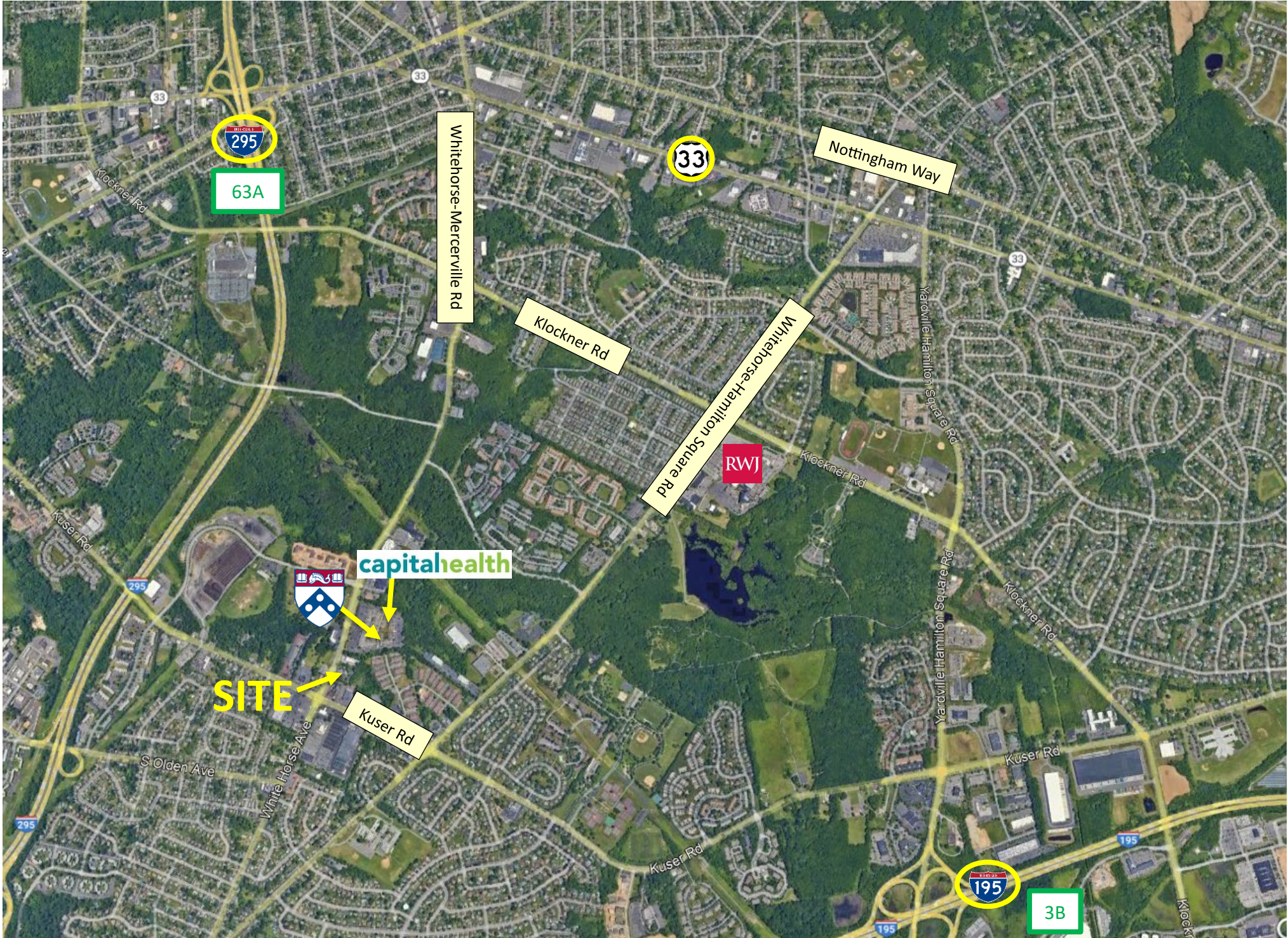
Interior



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