



**1741 Whitehorse-Mercerville Road**  
**Hamilton, NJ 08619**

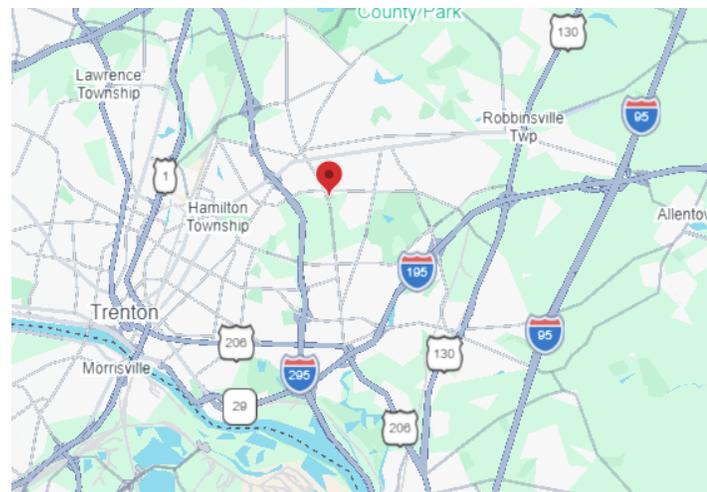
**25,511 SF on 4.42 Acres**

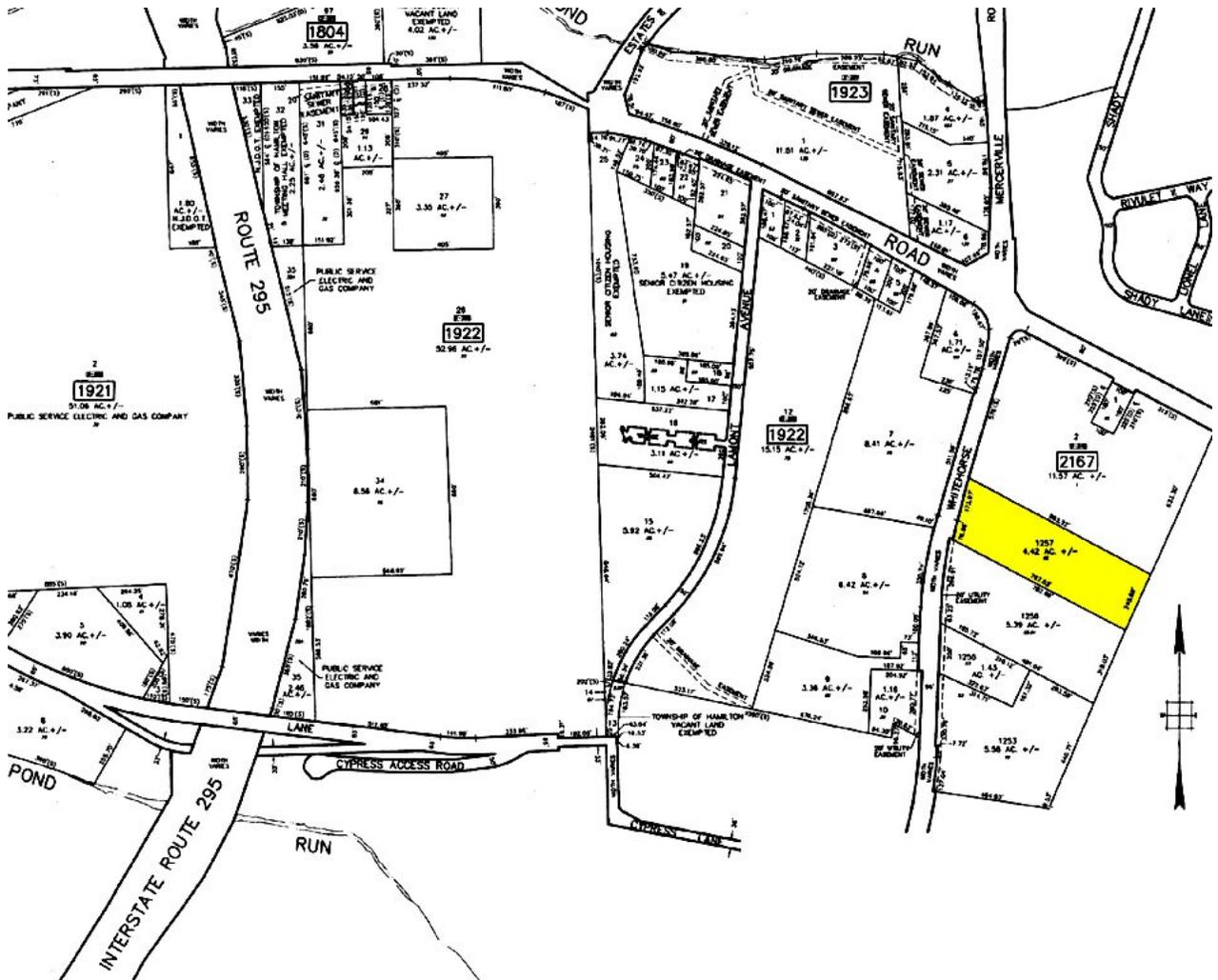
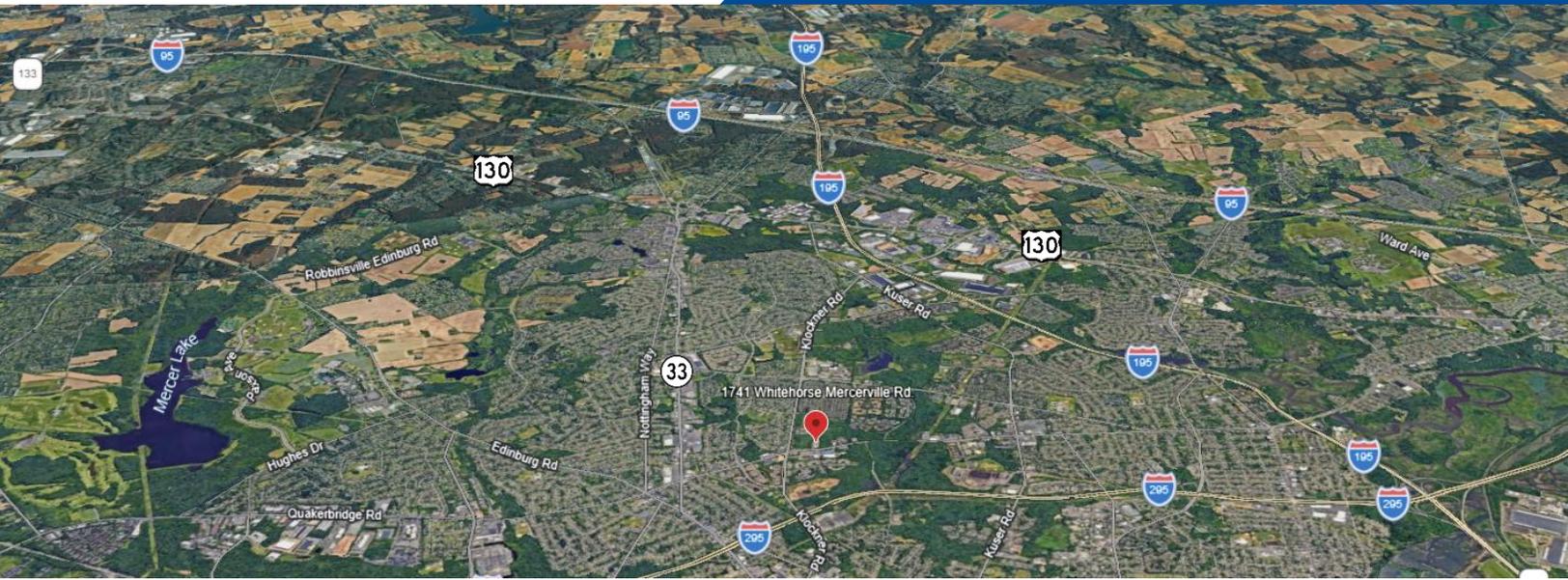
*Office, Showroom, Call Center; Possible Redevelopment*

- **12,500 SF Finished Office and Open Space: 1<sup>st</sup> Floor**
- **12,500 SF: Lower Level**
- Year built: 1972; Renovated 1986
- Elevator Serviced
- Cafeteria
- Parking: 190 Cars
- Power: 1200 Amps
- Diesel Back-up Generator
- Gas + Electric: PSE&G; City Sewer
- Zoning: REO-5
- Taxes 2025: \$3.03/SF
- Located near the corner of a signalized intersection; across from Hamilton Township Town Hall

**Sale Price: \$2,400,000**

**Lease: \$250,000/year, absolute net**





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:  
**Gerard Fennelly**