

# 168 FRANKLIN CORNER RD. BLDG. 1, SUITE 230

LAWRENCEVILLE, NJ 08648

**KW**JERSEY  
KELLERWILLIAMS

McCann  
COMMERCIAL **kw**



## CONTACT

### STEVE HANSCOM

*Senior Associate*

McCann Commercial Real Estate

M: 856.261.2620 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: Steve@McCannTeamCommercial.com

McCann  
COMMERCIAL kw

kwJERSEY  
KELLERWILLIAMS.

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Keller Williams its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY

1,288 SF Office Condo for sale in Lawrenceville, NJ. The condo has a reception area, 2 large sized rooms (18'x12' and 24'x12'), 1 private office, bathroom, and closet. Building 1 includes tenants such as Ivy Rehab and Advocare. This condo is ideal for an office or medical office owner user. Property Taxes (\$5,374 / yr) - Condo Fees (\$8,400 / year).



# PROPERTY DETAILS

**OFFICE/MEDICAL**  
Zoning

**OWNER USER /  
INVESTMENT**  
Property Type

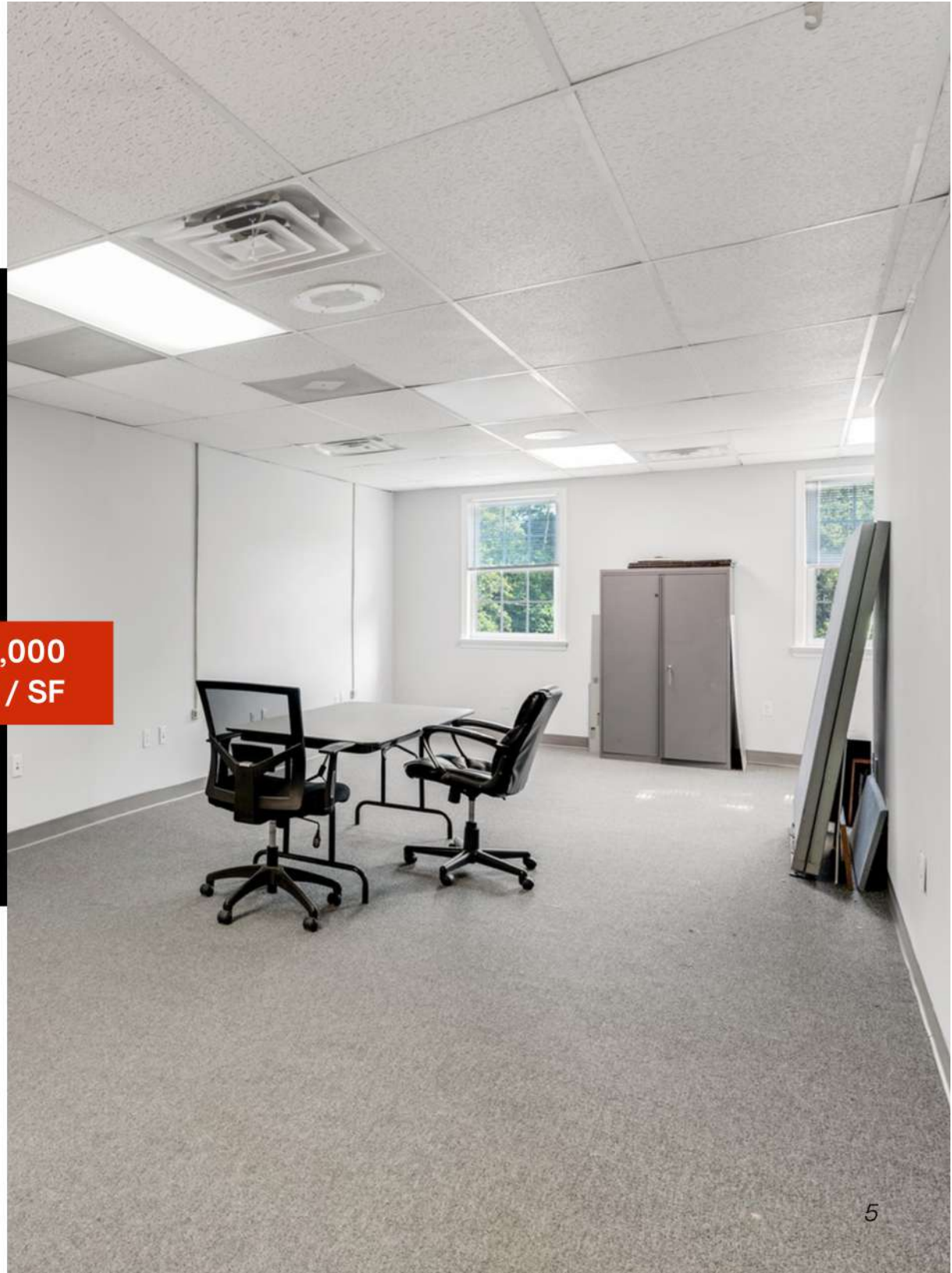
**2 | 1**  
Stories | Units

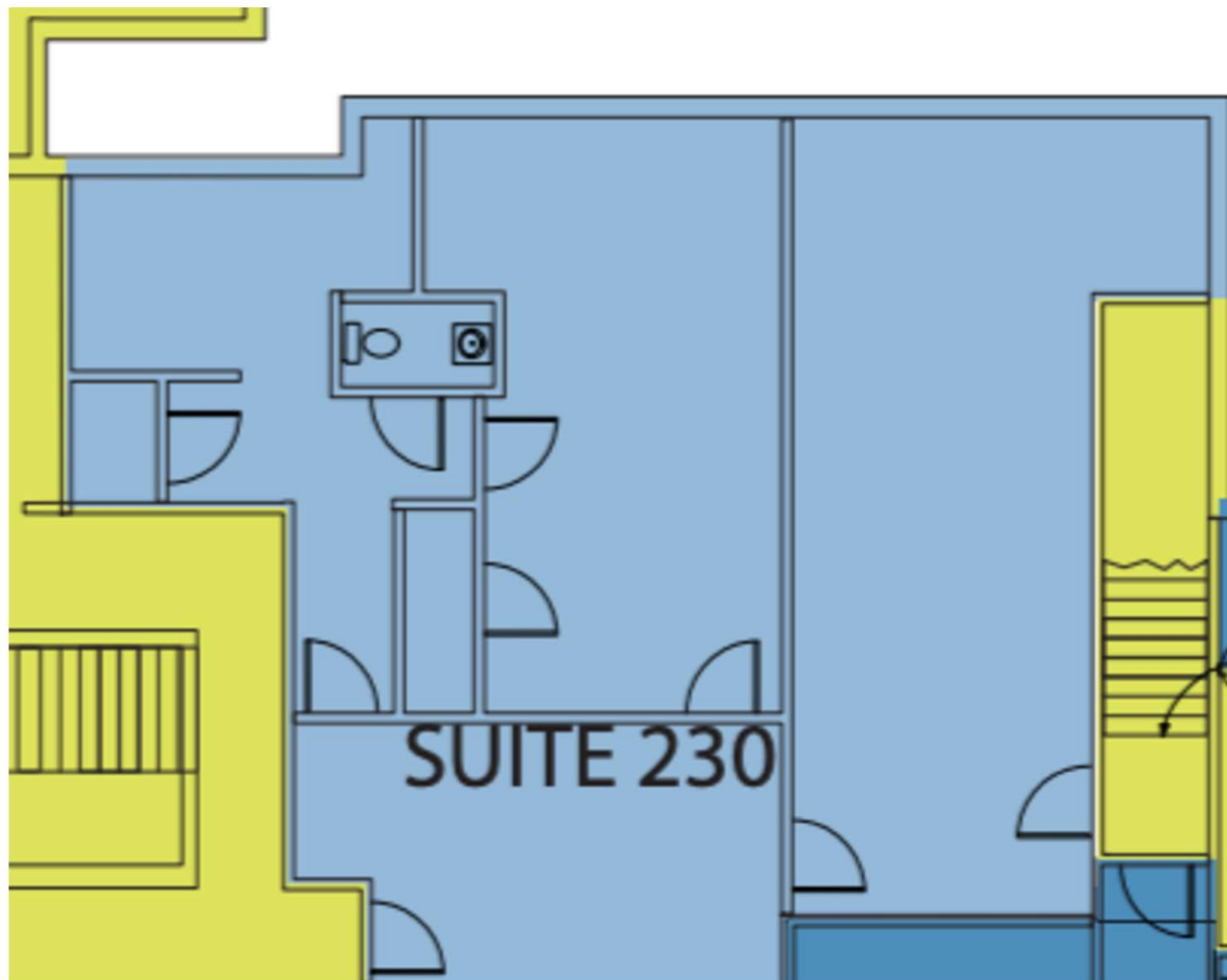
**1,288 SF**  
Net SF

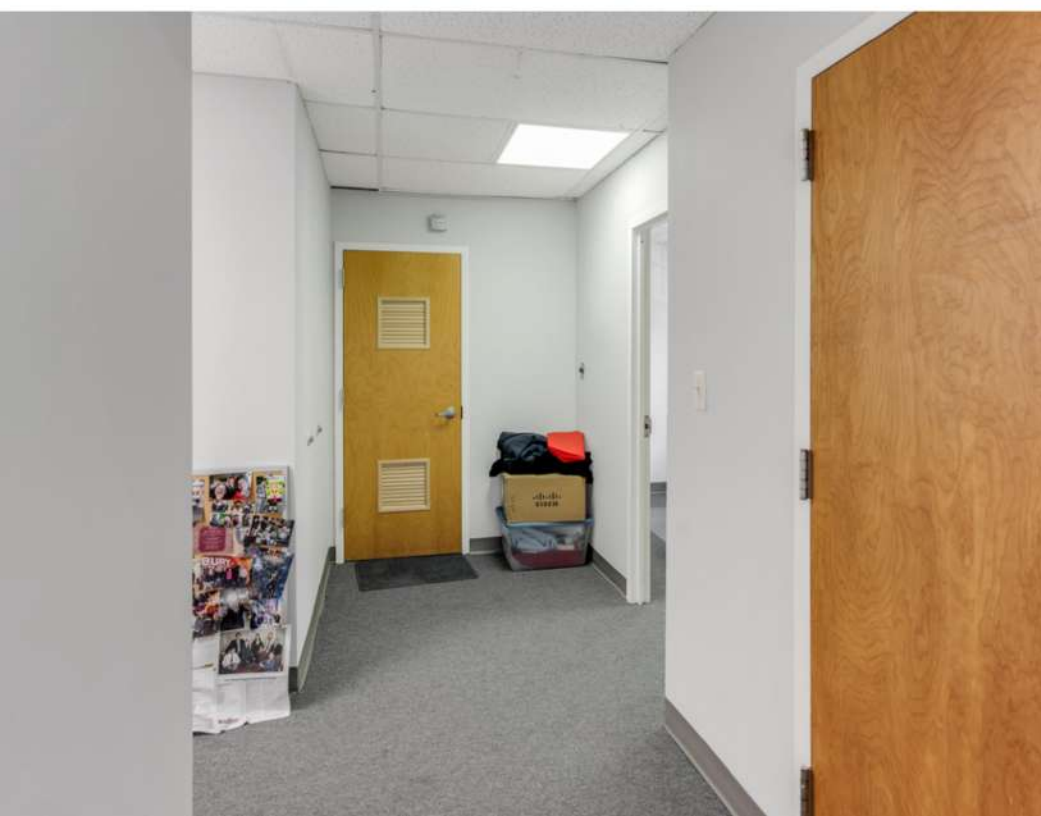
**80 SPACES**  
Parking

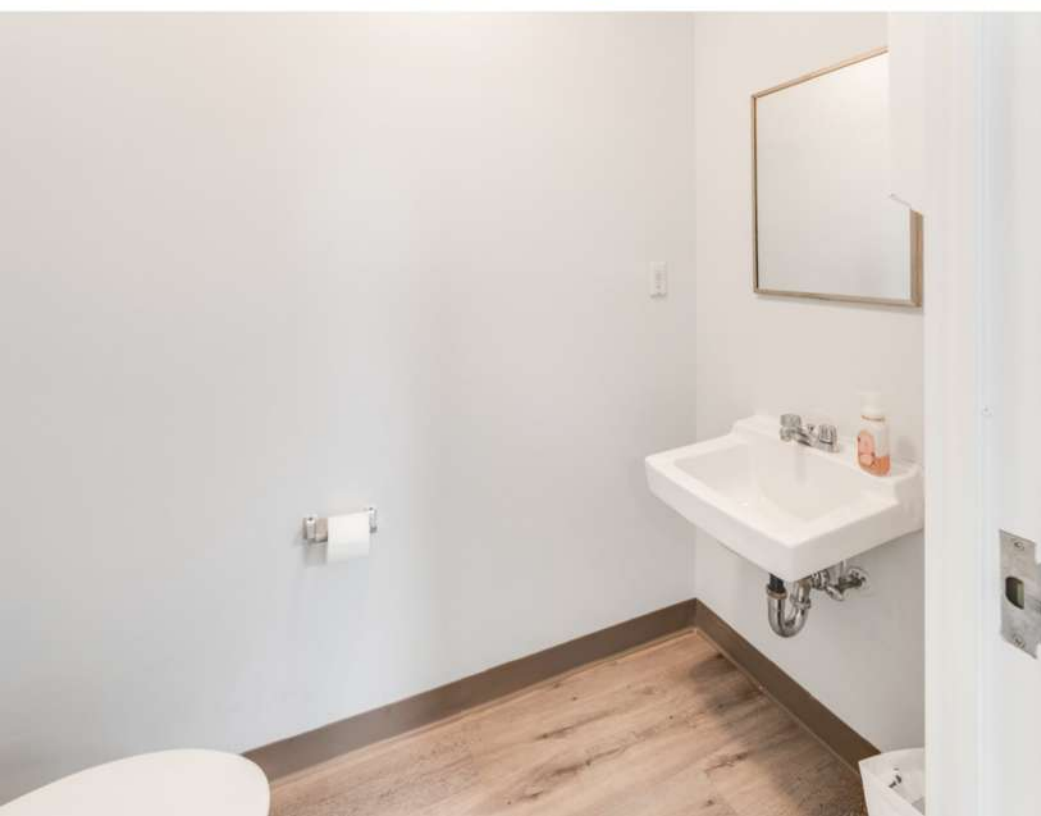
**PRICING**    \$215,000  
                         \$167 / SF

Property Taxes: \$5,734 / year  
Condo Fees: \$8,400 / year













# LAWRENCEVILLE

Lawrenceville, NJ, strategically located between Princeton and Trenton, offers a vibrant blend of suburban charm and business accessibility. Known for its rich history and picturesque landscapes, Lawrenceville boasts a thriving commercial sector with easy access to major highways and public transportation. The area is home to a diverse array of businesses, from quaint local shops to bustling corporate offices, providing ample opportunities for growth and networking. With its top-rated schools, scenic parks, and robust community spirit, Lawrenceville is an ideal locale for enterprises seeking a dynamic and supportive environment.

**3,661**

Total Population

**\$122,980**

Average Household Income

**49.8**

Median Age

**1,803**

Total Households

SOURCE: Lawrenceville, NJ Demographics | [www.point2homes.com](http://www.point2homes.com)





McCann **kw**  
COMMERCIAL