

FOR SALE – Office/Medical Suite

1 Washington Blvd, Units 3 & 4

Robbinsville Twp., Mercer County, NJ 08691

Block 3.49, Lot 6.014, Qual. C0003

- Office space approved for medical use located in Robbinsville Township.
- 1st Floor Suite, 3990SF features:
 - Lobby/Reception Desk
 - (5) Private Offices
 - Large Conference Room
 - Mail Room/IT Closet
 - Separate Bathrooms
 - Large open area furnished with cubicles
 - Break Area
- Basement, 623SF features:
 - Storage/Office Space
 - Elevator Access
 - Sprinkler Room
 - Access to shared conference/training room
- Short term lease back until owner/tenant can move – 6 to 12 months
- Sale Price \$995,000
- RE Taxes \$10,500 + CAM charges
- Close to Rt 33, Rt 130, I-195, NJ Turnpike, I-295. I-129. Rt 1.



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

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FOR SALE – Office/Medical Suite

1 Washington Blvd, Units 3 & 4

Robbinsville Township, Mercer County, NJ

Location:

1 Washington Blvd, Units 3 & 4
Robbinsville Twp., Mercer County, NJ 08691

Description:

Professional office/medical suite available for lease with lobby/reception desk, (5) private offices, large conference room, mail room/IT closet, separate bathrooms, large open area furnished with cubicles, break area, basement with storage/office space, elevator access, sprinkler room, access to shared conference/training room

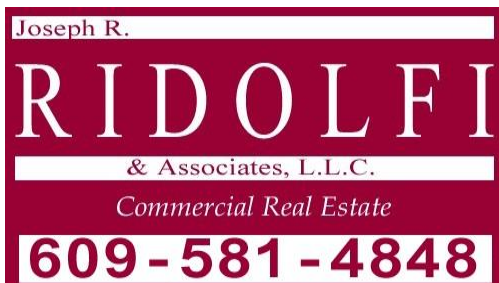
Sale Space:

1st floor suite, 3990SF and basement, 623SF

Sale price: \$995,000

RE Taxes: \$10,500 + CAM charges

**Short-term lease back until owner/tenant can
move – 6 to 12 months**



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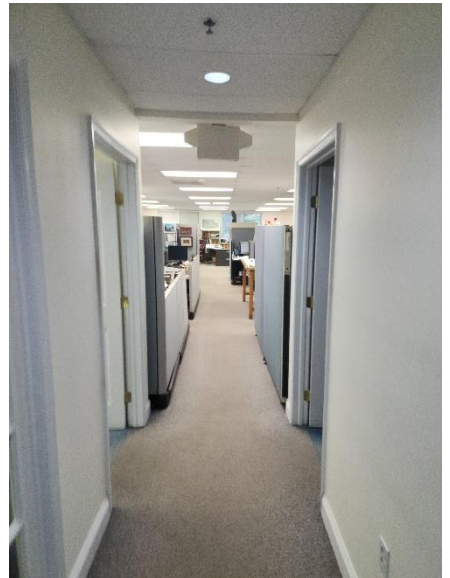
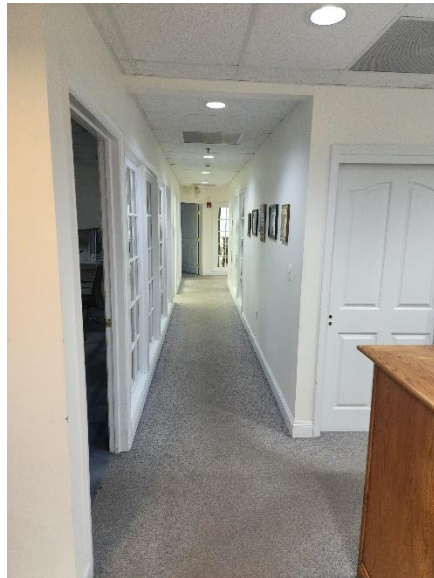
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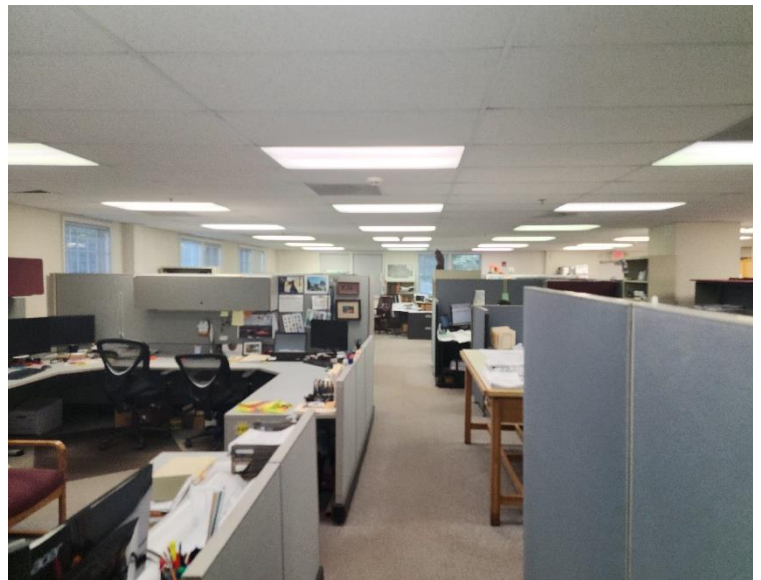
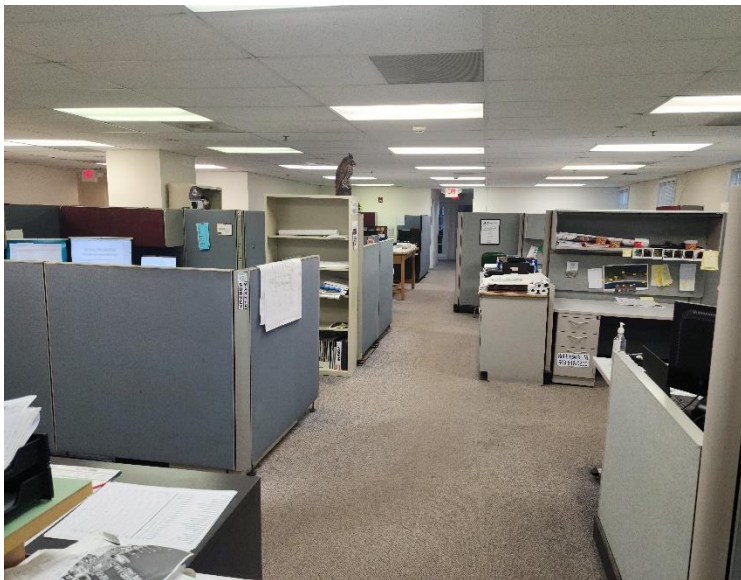
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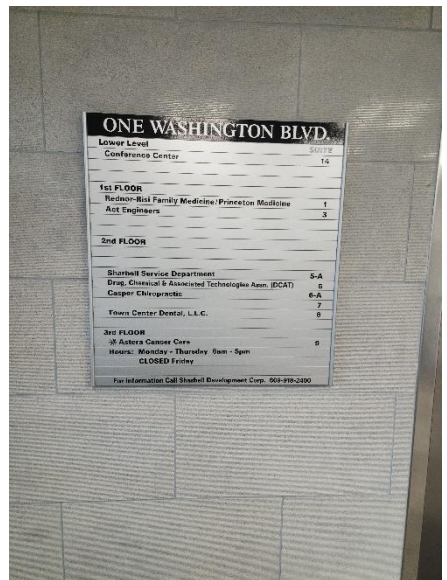
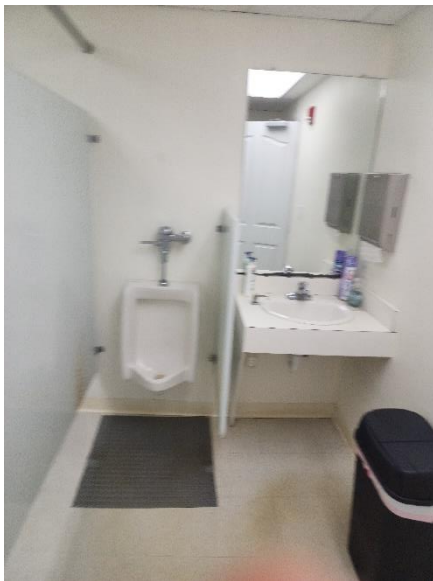
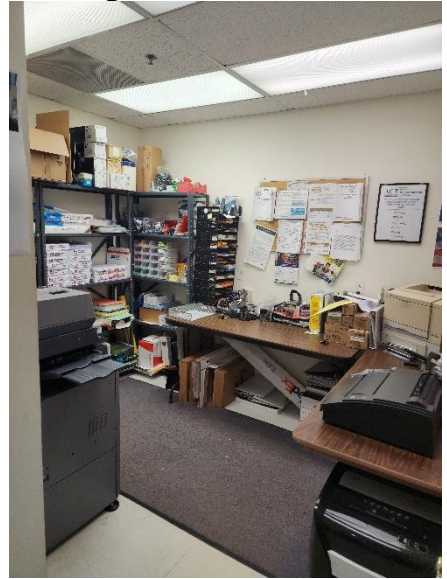
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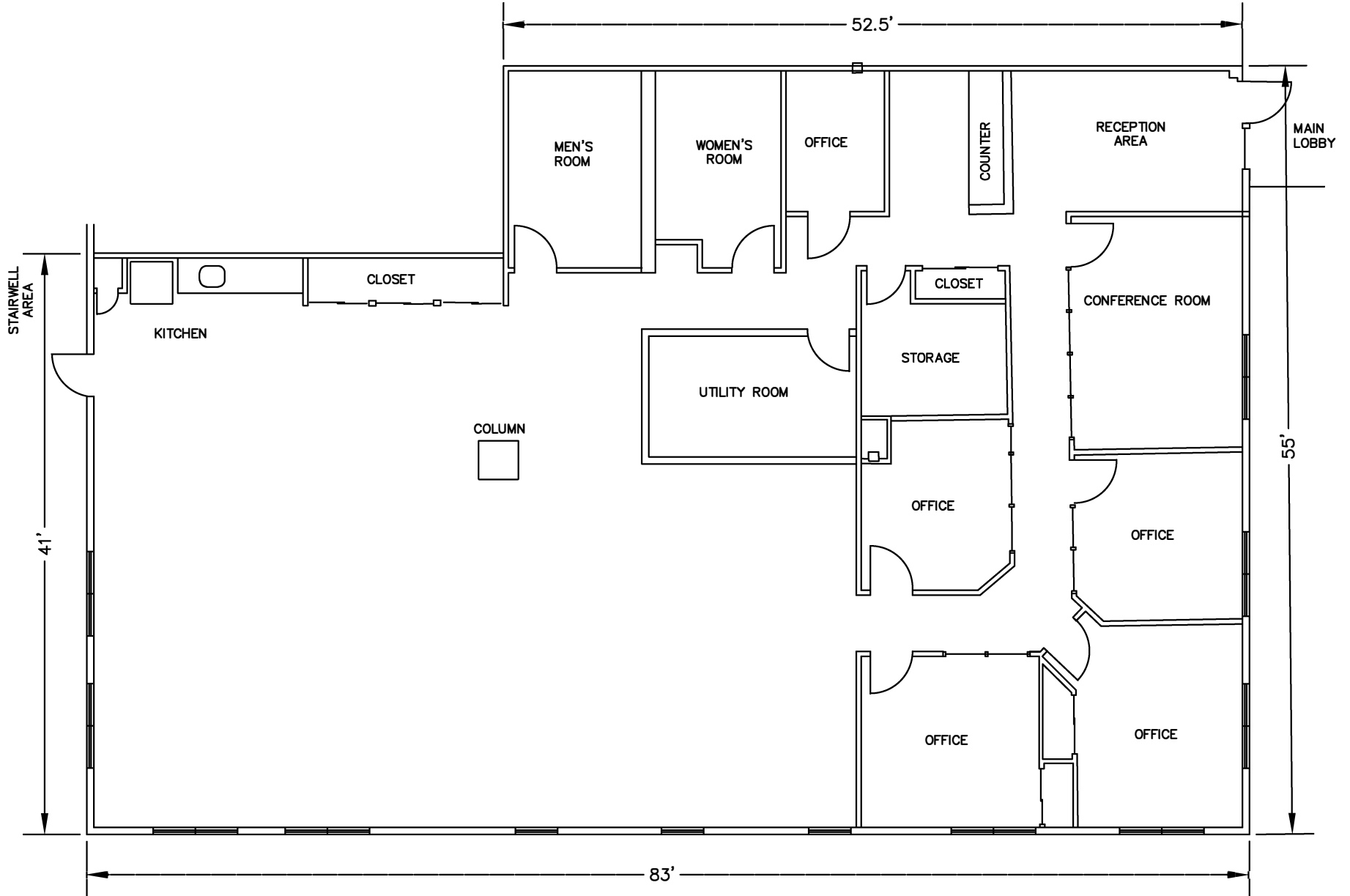
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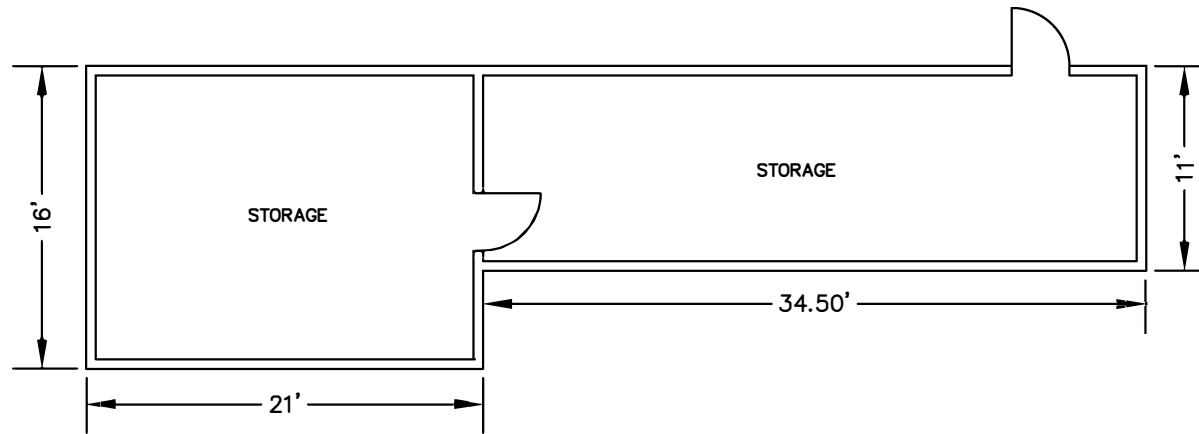
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FIRST FLOOR OFFICE LAYOUT DIAGRAM

UNITS 3 & 4
3,990 ± S.F.
ONE WASHINGTON BOULEVARD
ROBBINSVILLE, NJ 08691
11/6/19

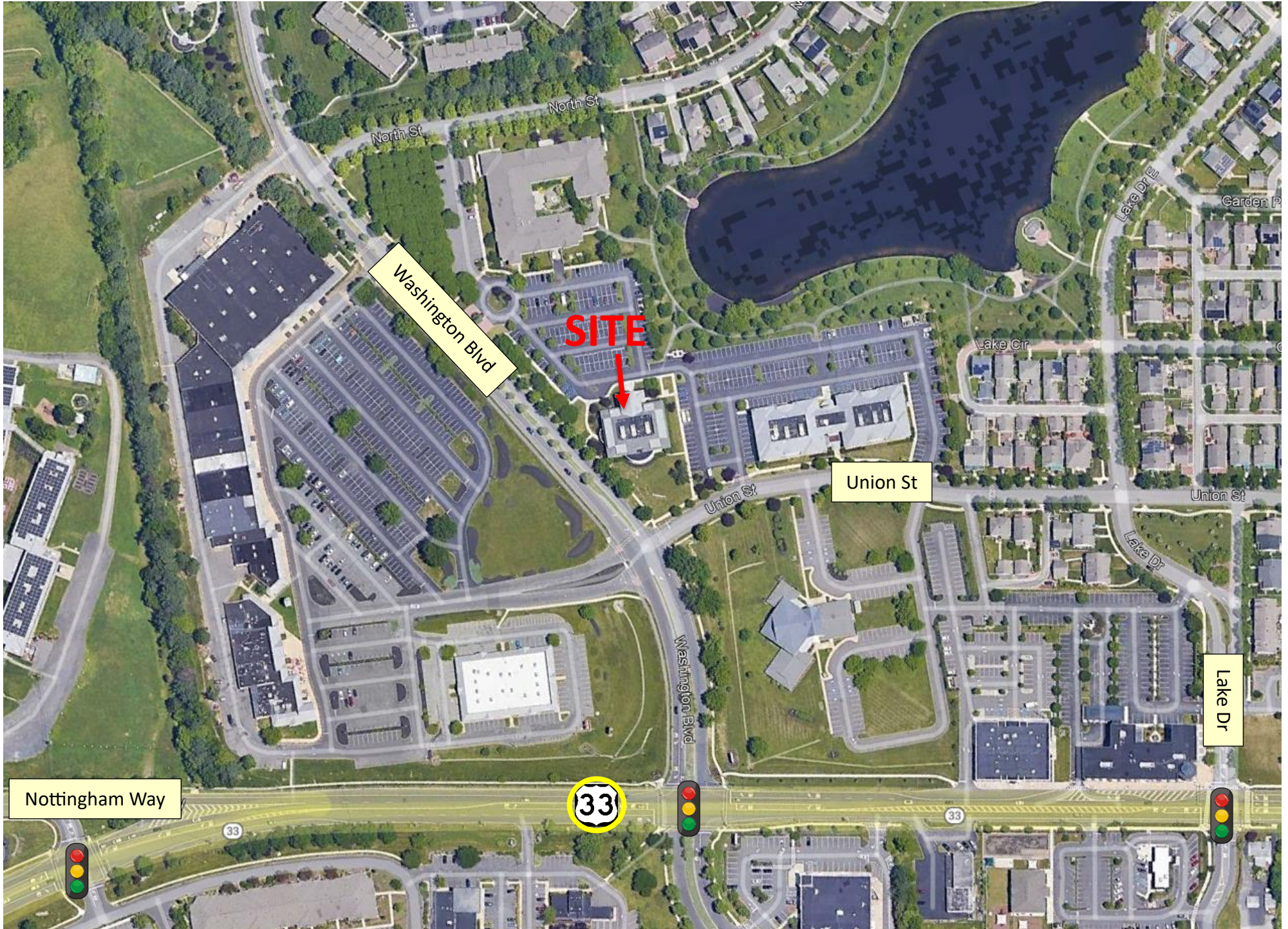
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BASEMENT STORAGE LAYOUT DIAGRAM

623 ± S.F.
ONE WASHINGTON BOULEVARD
ROBBINSVILLE, NJ 08691
11/6/19

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