

COMMERCIAL REAL ESTATE DIVISION

EXCLUSIVE OFFERING — CALL FOR OFFERS

# 1027 S. Clinton Avenue

Trenton, NJ 08611 • Mercer County • Chambersburg Corridor  
14,948 SF | 3 Stories + Basement | Built 1887 | C-MS Zoning | Opportunity Zone

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## Historic Mixed-Use Building on Trenton’s Most Active Corridor

A three-story load-bearing masonry building constructed in 1887, located on the Chambersburg commercial corridor in Trenton's primary redevelopment zone. The property offers approximately 14,948 square feet of gross building area across three floors plus a full basement, situated on a 7,501 SF lot. The C-MS (Main Street Corridor Commercial) zoning designation, adopted December 2023, permits residential, commercial, and mixed-use development. Open floor plates, 10-foot ceilings, and original hardwood floors throughout provide maximum flexibility for conversion.

BUILDING AREA 14,948 SF	LOT SIZE 7,501 SF (0.17 Ac)	YEAR BUILT 1887
STORIES 3 + Basement	ZONING C-MS (Mixed-Use)	CONSTRUCTION Load-Bearing Masonry
ASSESSED VALUE \$730,000	ANNUAL TAXES \$30,923	FLOOD ZONE X (Minimal Risk)
BLOCK / LOT 18801 / 6	OPPORTUNITY ZONE Yes (CT 34021000400)	CURRENT USE Commercial / Fitness



## Trenton’s Chambersburg Corridor: Proven Demand, Active Development

The Chambersburg neighborhood has become the center of Trenton’s adaptive reuse activity. Multiple large-scale residential conversions have been completed or are underway within a half-mile radius, establishing strong demand for loft-style workforce housing. The HUD Comprehensive Housing Market Analysis (Q2 2024) reports a 4.1% apartment vacancy rate in the Trenton-Princeton HMA, well below the 7% equilibrium threshold, confirming a structurally undersupplied rental market.

4.1%

APARTMENT VACANCY

26,847

POPULATION (1-MI)

\$2.00+

RENT / SF / MO

\$65

MEDIAN SALE / SF



### AREA HIGHLIGHTS

#### ROEBLING LOFTS

\$50M+ adaptive reuse of historic Roebling Wire Works. 220 units completed. 0.4 miles from subject property.

#### CURE INSURANCE ARENA

10,000-seat arena 0.5 miles south. Anchor for the entertainment district revitalization effort.

#### ACTIVE CONVERSIONS

Clinton Lofts, Chambers Lofts, and additional projects on the same corridor establishing a residential market.

#### TRANSIT ACCESS

1.2 miles to Trenton Transit Center. NJ Transit, Amtrak, SEPTA. Direct service to NYC Penn Station (70 min).

#### STATE CAPITOL COMPLEX

1.5 miles to NJ State House. Over 30,000 state employees within a 3-mile radius of the property.

#### C-MS REZONING (DEC 2023)

New Main Street Corridor Commercial zoning permits mixed-use residential development alongside commercial uses.

# Positioned for Developers, Investors & Owner-Operators



### MIXED-USE RESIDENTIAL

Upper floors converted to workforce apartments.  
Ground floor retained for commercial tenancy.  
Proven model on this corridor.

### FULL RESIDENTIAL

Complete conversion to loft-style apartments.  
Open floor plates and high ceilings support  
efficient unit layouts.

### OWNER-OPERATOR

Fitness facility, creative office, co-working, or  
community programming. Existing infrastructure  
supports immediate occupancy.

## POTENTIAL INCENTIVE PROGRAMS

<p><b>NJ Aspire Tax Credit</b> Up to \$2M for residential projects in Trenton. Eligibility subject to NJEDA confirmation.</p>	<p><b>Opportunity Zone (QOF)</b> Capital gains deferral and potential exclusion for qualified investments held 10+ years.</p>
<p><b>PILOT Program</b> Payment in lieu of taxes through City of Trenton. Reduces effective tax burden during stabilization.</p>	<p><b>Historic Preservation Credits</b> Federal 20% / NJ 25% tax credits may apply. Building dates to 1887. Eligibility to be confirmed.</p>

## INQUIRIES & OFFER SUBMISSION

### Esther Anglade

Head of Commercial Real Estate  
NJ License #2322230  
Direct: (917) 275-7379  
Office: (732) 523-0757  
esther@njelitegroup.com

### Seth Chadwell Nelson

REALTOR  
NJ Elite Group  
Cell: (720) 556-6647  
Office: (732) 523-0757  
seth@njelitegroup.com

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