

**44 MAIN STREET**  
FLEMINGTON, NJ 08822

## OFFICE/RETAIL BUILDING FOR LEASE



### OFFERING SUMMARY

#### Available SF:

1st Floor -  
1600+/- SF - \$2,400  
monthly\*

2nd Floor -  
Total 2,245+/- SF can  
be divided as follows:

500+/- SF - \$925  
monthly\*

795+/- SF - \$1,200  
monthly\*

950+/- SF - \$1,400  
monthly\*

\* all rents plus electric  
& gas



### SHELDON GROSS REALTY, INC.

80 MAIN STREET  
WEST ORANGE, NJ 07052  
SHELDONGROSSREALTY.COM

Jonathan Gross | (O): 973.325.6200 Ext.127 | (C): 609.575.6666 | jgross@sheldongrossrealty.com

*for more information:*

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.



**44 MAIN STREET**  
FLEMINGTON, NJ 08822

# OFFICE/RETAIL BUILDING FOR LEASE

## LOCATION OVERVIEW

Located within the (DB) Downtown Business zone of the Borough of Flemington, the mix of stores, restaurants and cafes offers something for everyone, whether they are stopping by for a quick meal or looking to spend the day in Flemington's revitalized downtown. Steps away from The Union Hotel. (Newly renovated and soon to be opened.)

## LEASE DESCRIPTION

Discover the exceptional potential of this prime commercial space at 44 Main Street, Flemington, NJ. With its high visibility and convenient access, the location provides an ideal setting for attracting a steady flow of foot traffic and customers. The well-maintained interior and ample parking make this property an ideal choice for a wide range of businesses seeking a prominent presence in the heart of Flemington. Don't miss this opportunity to lease a highly adaptable space that can elevate your business to new heights.



Great Main Street Frontage



Rear Parking



## SHELDON GROSS REALTY, INC.

80 MAIN STREET  
WEST ORANGE, NJ 07052  
SHELDONGROSSREALTY.COM

Jonathan Gross | (O): 973.325.6200 Ext.127 | (C): 609.575.6666 | [jgross@sheldongrossrealty.com](mailto:jgross@sheldongrossrealty.com)

*for more information:*

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.