

**1 Fairview
Avenue**
PHILLIPSBURG, NJ

8,500 SF
FREESTANDING BUILDING
OFFICE FOR SALE



Property Features

- ±8,500 SF above-grade brick building
- Full useable basement
- Sits on a corner lot
- Large windows, high ceilings, and original details
- Original hardwood floors and woodwork
- Former school – ideal for institutional or creative repurposing (i.e. professional offices, artist studio, workshops, etc.)
- Ample street presence and character
- Offered As-Is at \$850,000

FOR MORE INFORMATION

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**PROPERTY
PHOTOS**



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PROPERTY PHOTOS



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LOCATION OVERVIEW



Property Description

Step inside a piece of local history. This $\pm 8,500$ SF solid brick building—formerly a school—offers an incredible opportunity for a wide range of users. Featuring a useable basement, spacious interior, and classic architecture, this well-maintained structure sits proudly on a prominent corner lot in a well-established neighborhood.

Whether you're seeking a new home for a community organization, educational use, nonprofit headquarters, or a creative adaptive reuse, the property's layout and charm make it a unique find.

Location Description

Located in the heart of Phillipsburg, a historic riverfront town nestled along the Delaware River, just minutes from Easton, PA, and close to Routes 22 and 78. The area is undergoing steady revitalization and offers a blend of small-town charm and easy access to larger metro hubs. Perfect for investors or owner-users seeking value in a growing community.

Offering Summary

Sale Price:	\$850,000
Number of Units:	1
Lot Size:	Approx. 1 acre
Building Size:	8,500 SF

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AREA ANALYTICS



Population

	1 Mile	3 Miles	5 Miles
Total Population	19,321	84,417	123,299
Average Age	37	40	42
Average Age (Male)	36	39	41
Average Age (Female)	38	41	43

Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,891	31,742	46,863
Persons per HH	2.8	2.7	2.6
Average HH Income	\$82,179	\$101,856	\$114,259
Average House Value	\$257,607	\$283,196	\$316,378
Per Capita Income	\$29,349	\$37,724	\$43,945

Map and demographics data derived from AlphaMap