

**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

---

**Joseph Vindigni | Vice President**  
P: 973.463.1011 x169 | [jvindigni@naihanson.com](mailto:jvindigni@naihanson.com)

**Sig Schorr | Senior Vice President**  
P: 973.463.1011 x177 | [sschorr@naihanson.com](mailto:sschorr@naihanson.com)

**NAI**James E. Hanson  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US:      | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](http://naihanson.com) | [naisummit.com](http://naisummit.com) • Member of NAI Global with 325+ Offices Worldwide

---

### SERVICES OFFERED

---

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON

1 Fairview Avenue  
PHILLIPSBURG, NJ

# PROPERTY PHOTOS



**NAI** James E. Hanson  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

1 Fairview Avenue  
PHILLIPSBURG, NJ

# PROPERTY PHOTOS



1 Fairview  
Avenue  
PHILLIPSBURG, NJ

# PROPERTY PHOTOS



**NAI** James E. Hanson  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

# 1 Fairview Avenue

PHILLIPSBURG, NJ

## LOCATION OVERVIEW



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

### 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

# 1 Fairview Avenue PHILLIPSBURG, NJ

## AREA ANALYTICS



 **AlphaMap** CRE data and insights on [alphamap.com](https://alphamap.com)

© Mapbox © OpenStreetMap [Improve this map](#)

### 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