

FOR SALE – Income Property

48 W. Lafayette St.

Trenton, Mercer County, NJ 08608

DOWNTOWN TRENTON BUSINESS DISTRICT

2 Income Units

FIRST FLOOR: 800+ SF modern Beauty Salon, fully equipped with reception desk, 2 wall-mounted hair dryers, 2 shampoo stations, 2 massage /waxing tables, bathroom.

SECOND FLOOR: 6-room apartment with bedroom, bath, family room, dining room, kitchen, loft. Currently leased.

BASEMENT with washer/dryer

AVAILABLE IMMEDIATELY!



Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate

Offered exclusively by:

*Joseph R. Ridolfi & Associates, LLC
Commercial Realtors*

Phone: 609-581-4848 Fax: 609-581-5511

Website: ridolfi-associates.com

E-Mail: ridolfi@ridolfi-associates.com

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

FOR SALE

2-Story Income Property

48 W. Lafayette Street

Trenton, Mercer County, NJ 08609

Location: 48 West Lafayette Street, City of Trenton, Mercer County, New Jersey 08609 (Block 1903, Lot 19). Located in downtown Trenton Business District.

Description: 1,563 SF 2-story building, maintenance-free vinyl siding. Two income units:

- **1st Floor:** Beauty salon, approx. 800 SF, equipped with reception desk, 2 wall-mounted hair dryers, 2 shampoo stations, hair/make-up station, 2 massage/waxing tables, bathroom, window blinds
- **2nd Floor:** 6-room apartment with bedroom, bathroom, kitchen, dining room, living room, family room, loft. Currently leased, \$1950/month rent.
- **Basement:** washer/dryer, newer gas furnace and hot water heater

Lot Size: 16' X 85'

Taxes: \$5,206.75 (2025)

Sale Price: \$375,000



Offered exclusively by:
Joseph R. Ridolfi & Associates, LLC

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

48 W. Lafayette Street, Trenton, NJ 08608



48 W. Lafayette Street, Trenton, NJ 08608



48 W. Lafayette Street, Trenton, NJ 08608



48 W. Lafayette Street, Trenton, NJ 08608

