

AVAILABLE - Retail/Office Bldg

140 Route 33

Hamilton Twp., Mercer County, NJ 08619

Block 1794, Lot 6

**Well maintained 2-story
CB/frame/vinyl siding
retail/office building next to
CVS Pharmacy on heavily
traveled Route 33**

- Former use tailor shop and tuxedo/formal wear
- Lot Size: 50' X 100'
- Taxes: \$9,087.45 ('21)
- Zoning: Approved commercial use
- Parking: 11 Spaces, paved parking lot
- Professionally landscaped
- Ideal for retail/office use



2023 Demographics	1-Mile	3-Mile	5-Mile
Median HH Inc.	\$75,796	\$61,217	\$55,088
Housing Units	4,415	34,484	90,651
Total Population	10,594	82,865	222,939



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

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AVAILABLE

2-Story Retail/Office Building

140 Route 33

Hamilton Twp., Mercer County, NJ

Location: 140 State Highway 33, Hamilton Township, Mercer County, New Jersey 08619-2540

Description: Well maintained two-story CB/frame/vinyl siding retail/office building, approximately 1400 SF, located next to CVS Pharmacy. Formerly used as a tailor and tuxedo/formal wear shop. Ideal for retail or professional office use (e.g., law office, medical, accountant, insurance, etc.).

1st Floor:

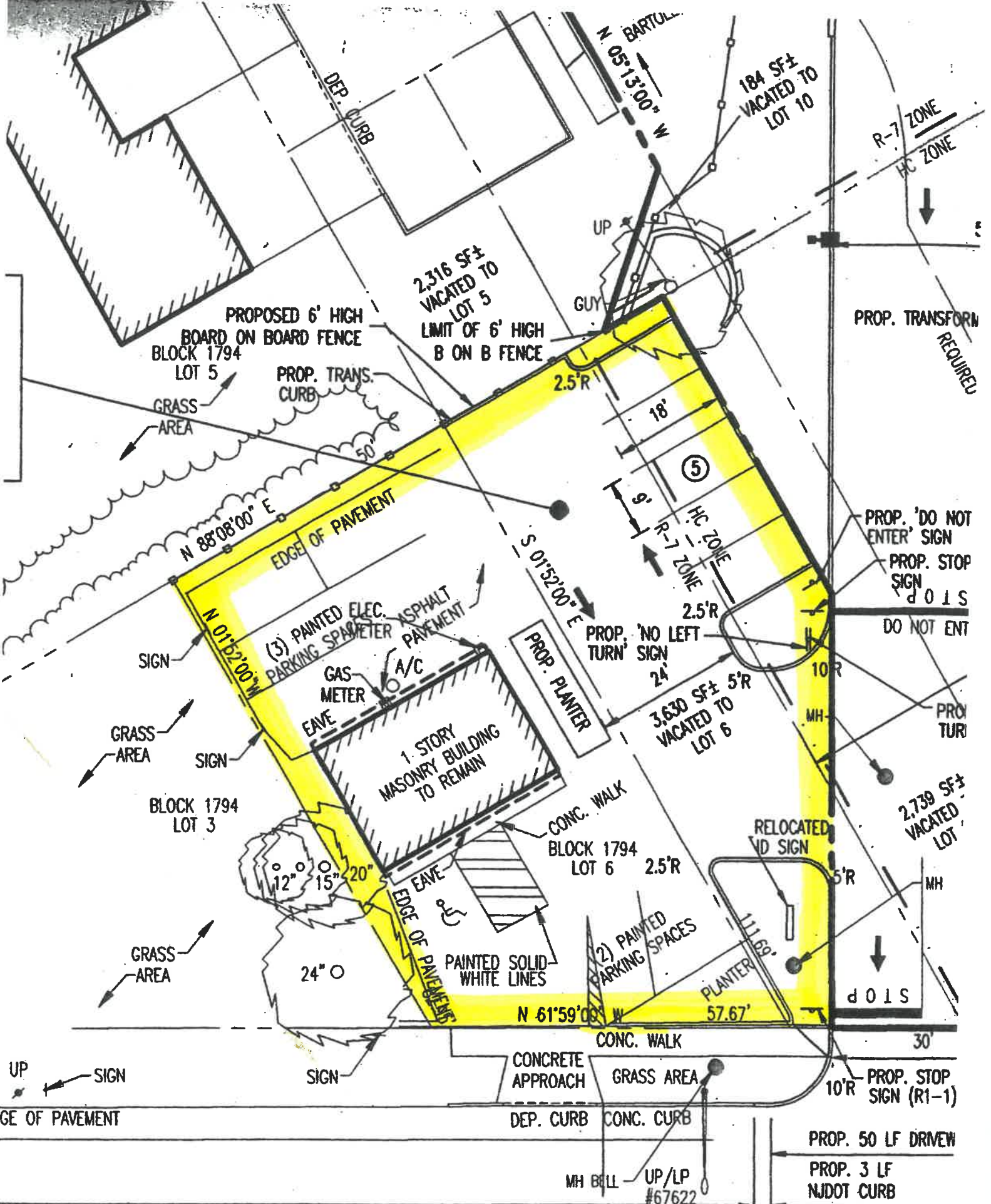
- Large open floor plan
- Half bath
- H/A gas heat
- Central a/c
- Security system
- Track lighting
- Laminate flooring
- 2 large display windows

2nd Floor:

- Open floor plan
- Utility sink
- Connection for half bath
- Addition added 2006



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NEW JERSEY STATE HIGHWAY

(66' WIDE ROW)

140 Route 33, Hamilton Twp., NJ 08619



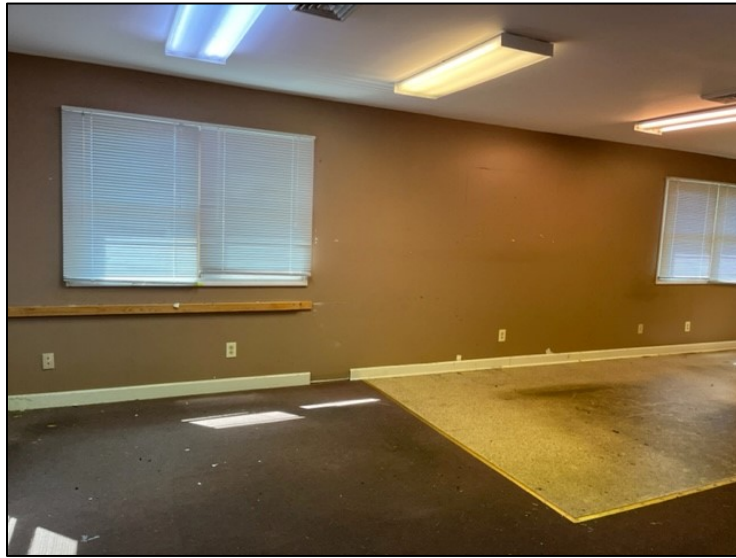
140 Route 33, Hamilton Twp., NJ 08619



140 Route 33, Hamilton Twp., NJ 08619 – First Floor



140 Route 33, Hamilton Twp., NJ 08619 – Second Floor



140 Route 33, Hamilton Twp., NJ 08819



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