

# AVAILABLE FOR SALE

## 849 W. STATE STREET

### TRENTON, NEW JERSEY



**6,020± SF THREE-STORY BUILDING**

**& 1,900 SF CARRIAGE HOUSE**

**FULLY LEASED!  
INCOME  
PRODUCING  
OFFICE  
PROPERTY**

#### PROPERTY DESCRIPTION

**849 W. State Street** presents an opportunity to acquire a fully leased, income-producing office property in Trenton's historic district. The 6,020± SF, three-story building, originally constructed in 1916 and fully renovated in 2016, blends historic character with modern office functionality. The property is leased to Hyacinth, an established nonprofit healthcare organization, providing stable in-place income with approximately two years of remaining lease term. The offering also includes a detached carriage house with a residential apartment, providing supplemental income and flexibility.

#### CONTACT

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Rent Roll and Operating Statement  
available upon request.

**SALE PRICE**

**\$999,999**

**NOI**

**\$82,590.25**

**CAP RATE**

**8.26%**

**NAIMertz**

# PROPERTY DETAILS

849 W. STATE STREET TRENTON, NJ

## MAIN BUILDING

- 6,020± SF 3-story building FULLY LEASED
- Converted into offices and situated on 0.35 acres
- 2,075 SF basement.
- Parking for 8 vehicles
- Zoned: C1
- Originally built in 1916. Fully renovated in 2016
- Power: two-phase, ±200 amps.
- Each floor is separately metered.
- Security system with 9 cameras and alarm.
- Tenant pays electricity. Landlord pays for trash, water, hot water, yard maintenance and sewer.
- The building is served by a gas fired hot water heating system. Cooling is a forced air system.
- Building has a brick exterior, masonry foundation and a gable roof with composite shingles, Gypsum board interior walls.
- Real Estate Taxes (2025): \$6,373.15 (includes Carriage House).

## First Floor: 2,600± SF

- Consists of 9 private offices, open office area, reception area, 4 restrooms.
- Predominantly commercial-grade flooring throughout.

## Second Floor: 2,120± SF

- Consists of 4 large offices, full kitchen, 2 restrooms, sun room with a view of the Delaware River.
- Commercial-grade carpet flooring throughout.

## Third Floor: 1,240± SF

- Consists of 3 large offices.
- Commercial-grade carpet flooring throughout.

## CARRIAGE HOUSE

- 1,900± SF building
- 950± SF apartment on second floor
- Garage on first floor

## LOCATION

- Located in the Historic District of Trenton
- 15 minutes from Princeton
- Easy access to train station (how far)
- Bus stop across the street



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## EXTERIOR PHOTOS

849 W. STATE STREET TRENTON, NJ



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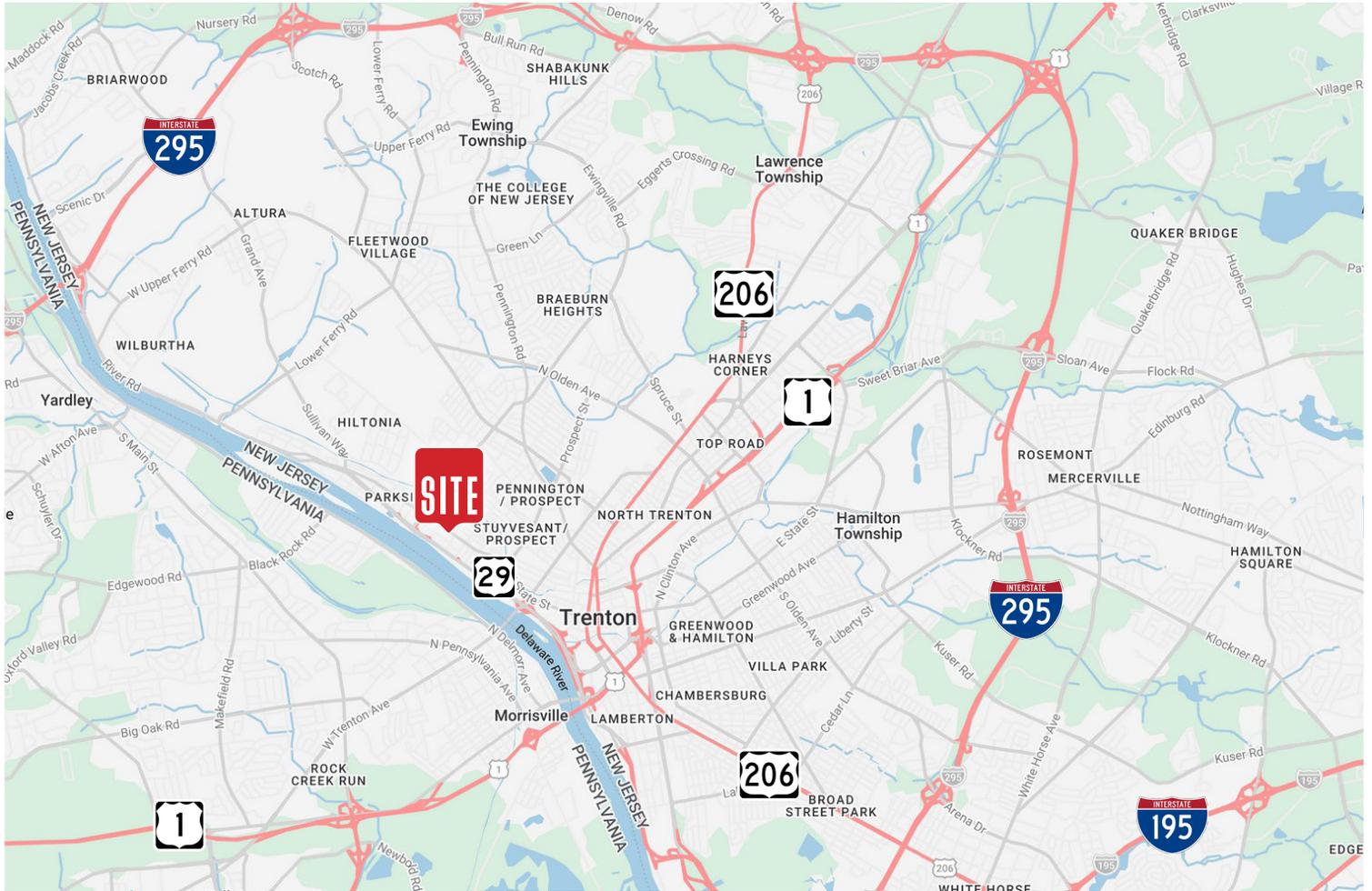
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# LOCATION INFORMATION

849 W. STATE STREET TRENTON, NJ



## DISTANCE TO:

Route 29	0.2 mi	I-295	5.0 mi
Route 206	2.0 mi	I-195	5.8 mi
Route 1	2.5 mi	I-95 / NJ Turnpike (Exit 7)	11.5 mi
Trenton Morrisville Bridge	2.5 mi	I-95 / NJ Turnpike (Exit 7A)	12.3 mi
Scudders Falls Bridge	4.0 mi		

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