



2426 Nottingham Way

Hamilton, NJ 08619

Located at Corner with Signalized light

Available for Sale

- **2,774 SF Office/Retail Space**
- **Bldg.1: 2,304 SF** of office space including private offices, open plan work areas, conference room, and 2 restrooms.
- **Bldg.2: 470 SF** separate building; Beauty Parlor
Tenant pays \$1,950/mo. plus water.
- Gas Fired hot water Heat baseboard heat.
- Windows – New 2021
- Roof – New 2016
- HVAC 2 units
- Irrigation Central sprinkler
- Lot Size: 0.46 Acres
- Taxes: \$10,406
- Parking: Approximately 17 Spaces
- Zoning: CC Downtown/Central Business
- Centrally located in a busy Hamilton area
- Ideal for professional services businesses, easy access to Route 295 and NE train.

Asking Price: \$679,500.00

