

SALE - COMMERCIAL ♦ EXTRA LOT

Retail / Office

2610 Nottingham Way

Hamilton Twp., Mercer County, NJ 08619

Location:	Property located at the intersection of Nottingham Way and State Highway Route 33 at traffic light. 2610 Nottingham Way, Hamilton Township, Mercer County, New Jersey. (Block 1682, Lots 18 & 19)	
Description:	(PROPERTY BEING SOLD FOR COMMERCIAL VALUE) This property is presently a 2½-story residential dwelling, 1 car garage and extra side lot. Basement Storage	
	<u>First Floor:</u>	Living Room, Dining Room, Front and Back Sun Porches 1 Bath, Kitchen, 1 Fireplace
	<u>Second Floor:</u>	3 Bedrooms, Full Bath
	<u>Attic:</u>	Storage Only
	<u>Basement:</u>	Full
	<u>Garage:</u>	1 Car Detached
Lot Size:	(House) 40' x 200'	(Side Lot) 40' x 200'
Taxes:	(House) \$ 5,154.73('17)	(Side Lot) \$2,106.20 ('17)
Tax Assessment:	(House) \$ 70,100 (Land) <u>104,400</u> (Improvements) \$174,500 (Total)	(Side Lot) \$71,300 (Land Total)
Zoning:	(CC) Community Commercial - permits wide range of uses, i.e., banks, restaurants, offices, appliance stores, funeral homes, bicycle sales, barber & beauty salons, florist, liquor store, jewelry store & art gallery, etc.	
Sale Price:	\$195,000	



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