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 2 ¹ / ₂ -story residential dwelling, 1 car garage a extra side lot. Basement Storage		
	<u>First Floor</u> :	Living Room, Porches 1 Bath, Kitchen,	Dining Room, Front and Back Sun 1 Fireplace
	Second Floor:	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.		
Sala Drian	\$105,000		



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

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