

**FOR SALE**  
**Office / Medical Building**

**Walk to Princeton Junction Train Station**

- Building Complex: 27,773 SF
- Taxes: \$98,030.39
- Zoning: ROM4
- Block 10, Lot 19, 5.877 AC
- Built 1986
- Operable Windows, Separate Mechanical Systems
- Parking: 110 Spaces
- Located in Mercer County, in the heart of Princeton Junction NJ
- 15 min. from Princeton
- Close to Route 1, and Route 130

**Sale Price: \$4,350,000**

**For more information:**  
**Gerard Fennelly**

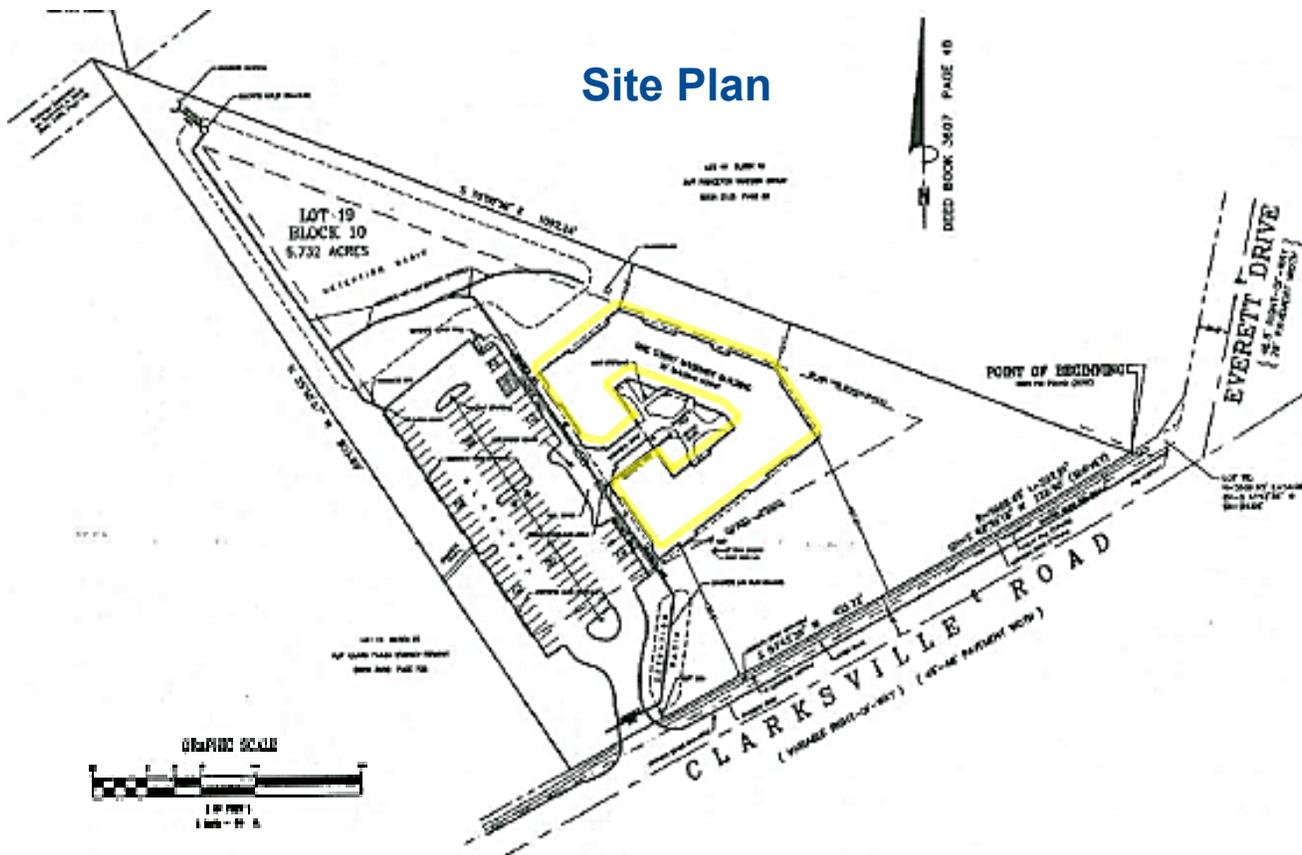
# For Sale

27,773 SF

Office / Medical Building

## 231 Clarksville Road

West Windsor, NJ 08550



**Located in the heart of  
Princeton Junction, NJ  
Mercer County**

**5 min. from Princeton  
Close to Route 1 & I-295**

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27,773 SF

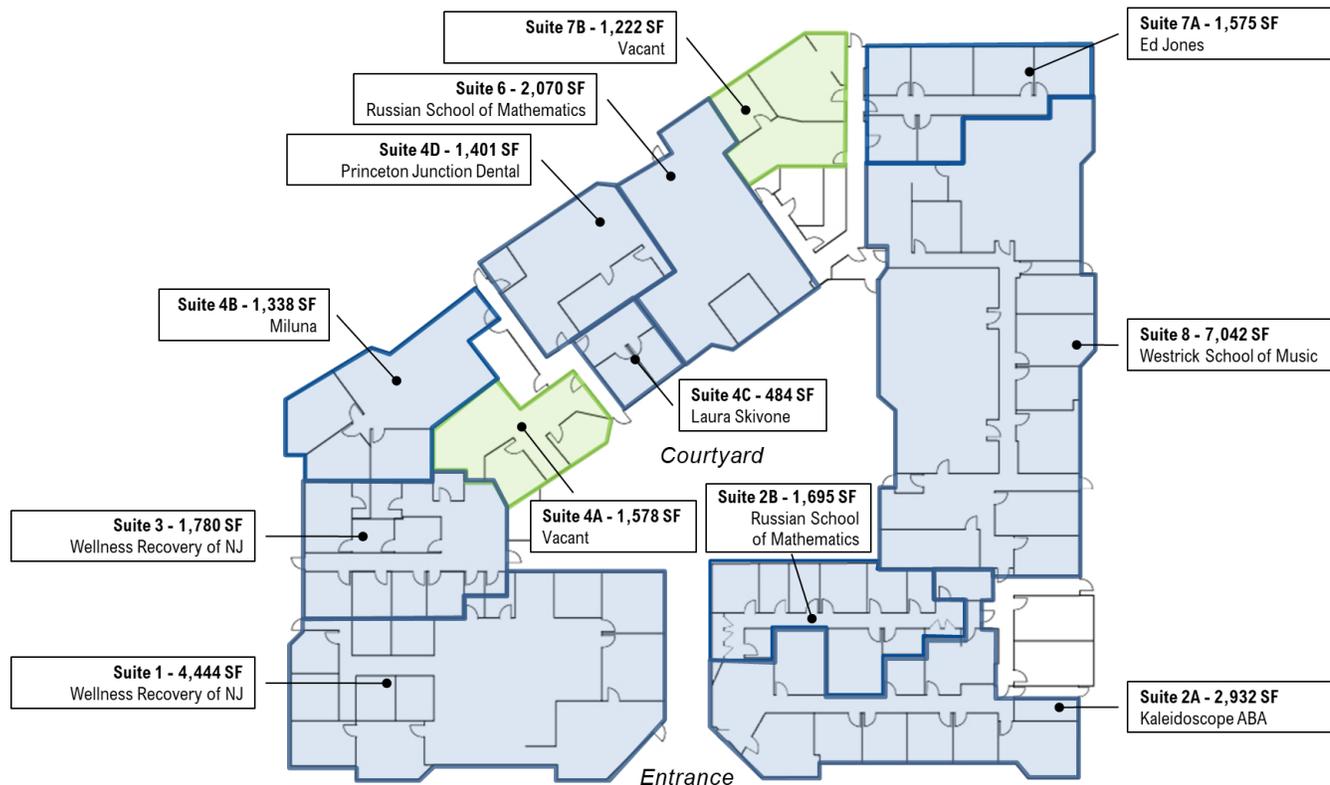
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Unit	Tenant	Sq Footage	Business
1	Wellness Recovery of NJ	4,444	Therapists
2-A	Kaleidoscope ABA	2,932	Therapists
2-B	Russian School of Mathematics	1,695	School
3	Wellness Recovery of NJ	1,780	Therapists
6	Russian School of Mathematics	2,070	School
8	Westrick School of Music	7,042	Music Recreation
4-A	Vacant	1,578	
4-B	Miluna	1,338	Office
4-C	Laura Skivone	484	Psychologist
4-D	Princeton Junction Dental	1,401	Dentist
7-B	Vacant	1,222	
7-A	Ed Jones Financial Services	1,575	Office
Total		27,561	

Property & Liability Insurance	\$18,114.70
Property Management	\$28,000.00
Janitorial Services	\$12,387.23
Exterminator	\$702.76
Landscape Maintenance	\$6,280.22
Maintenance	\$5,223.00
Snow Removal	\$2,459.69
Waste Removal	\$7,810.00
Building Repairs	\$7,500.00
Electrical	\$5,000.00
Equipment Repairs	\$186.58
HVAC	\$10,000.00
Painting	\$1,708.32
Plumbing	\$3,000.00
Repairs - Other	\$1,589.07
Cleaning Supplies	\$1,361.55
Property Taxes	\$91,325.21
Sewer Taxes	\$1,009.76
Gas and Electric	\$37,917.82
Tenant Reimbursements	-\$31,141.34
Water	\$2,298.47
<b>Total Expenses</b>	<b>\$212,733.04</b>



Parking Lot

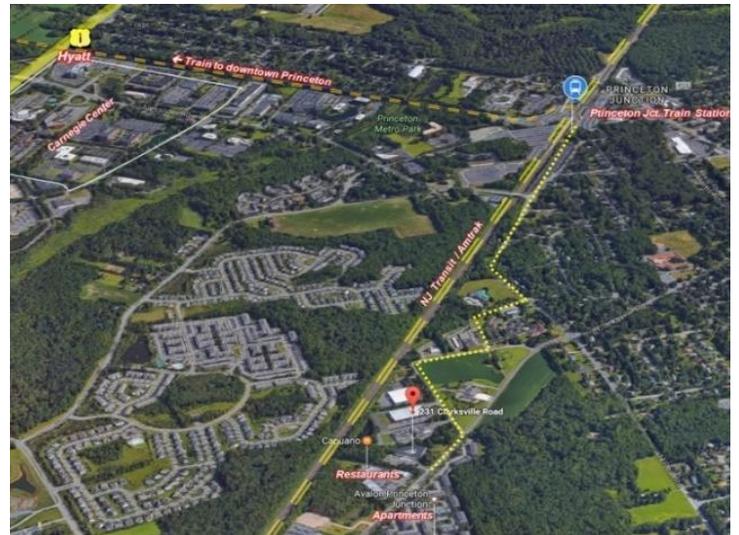
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**FENNELLY**  
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