

FOR SALE - DEVELOPMENT SITE

*121 Youngs Road
Hamilton Twp., Mercer County, NJ 08619*

Block 1520. Lot 4

1.32 acres with house, zoned Industrial, 315' frontage on Youngs Road, Mercerville

Two (2) Bedroom Cape Cod, One (1) Car Garage, Full Basement, Finished Attic, fair condition

- **Zoned (I) Industrial - approved for a wide range of uses that include office, warehouse, child day care, contractor's storage, fitness center, bus/vehicle storage, etc. Zoning Ordinance available to qualified buyers.**
- **Lot Size: 1.32± Acres (315' X 183' IRR) with frontage on Youngs Road**
- **Taxes: \$5,768.26 ('20)**
- **Utilities: Public sewer, well water with public water located at street, oil heat**
- **EASY ACCESS to Rt. 1, I-295, I-195 and US 130**
- **SALE PRICE: \$429,000**



Offered exclusively by:

Joseph R. Ridolfi & Associates, LLC
Commercial Realtors

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Joseph R.

RIDOLFI

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Commercial Real Estate



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FOR SALE
Development Site
121 Youngs Road
Hamilton Twp., Mercer County, NJ

Location: 121 Youngs Road, Hamilton Township, Mercer County, New Jersey 08619

Property: 1.32 acres with 315 ft. frontage on Youngs Road. Two-bedroom Cape Cod, den, full height basement, finished attic, one-car garage, central air, oil heat, electric appliances. Built in 1953. In fair condition.

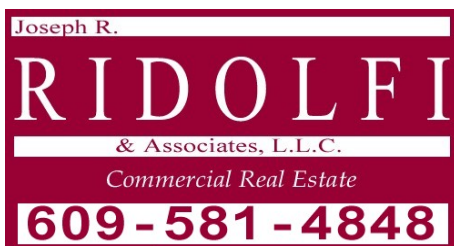
Zoning: (I) Industrial – permits wide range of uses, including office, warehouse, child daycare, contractor's storage, fitness center, bus/vehicle storage, etc.

Utilities: Public sewer, well water with public water located at street, oil heat

Taxes: \$5,768.26 (2020)

Sale Price: \$429,000

Easy access to Rt. 1, I-295, I-195 and US 130



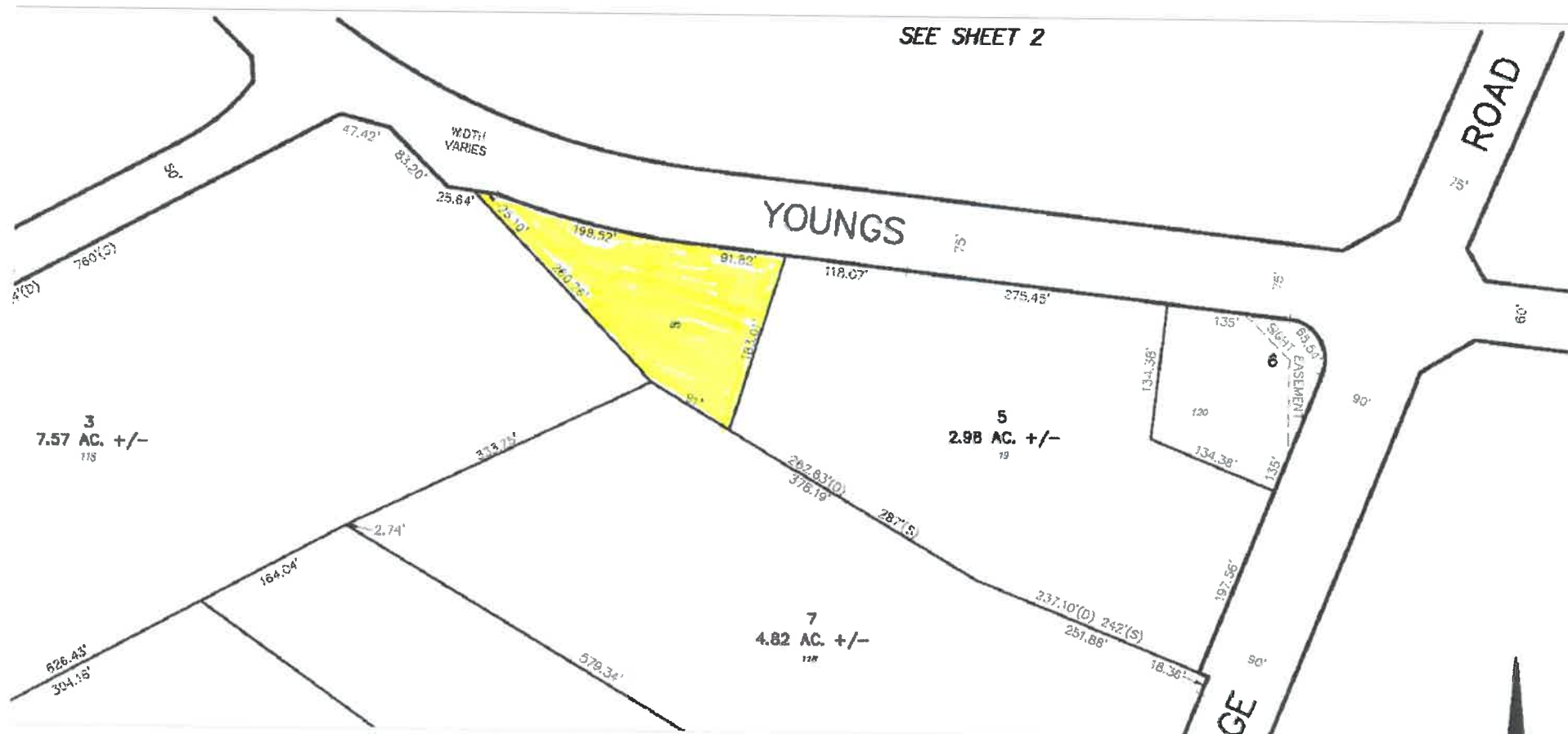
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gs Road, Hamilton, NJ 08619
Tax Map
Block 1520, Lot 4



121 Youngs Road, Hamilton, NJ 08619

(Boundaries are approximate and not to scale)



The map shows the Edinburg, Texas area. The 'SITE' is located at 121 Youngs Rd, marked with a red pin and a red circle. A red arrow points to the site from the word 'SITE'. The map includes major roads like I-95, I-37, and I-10, and local roads like Youngs Rd, Flock Rd, and Darrah Ln. The site is marked with a red pin and a red circle, with a red arrow pointing to it from the word 'SITE'.