

# 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**

& Associates, L.L.C.

Commercial Real Estate



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# ***FOR SALE***

## ***Development Site***

### ***121 Youngs Road***

### ***Hamilton Twp., Mercer County, NJ***

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**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**

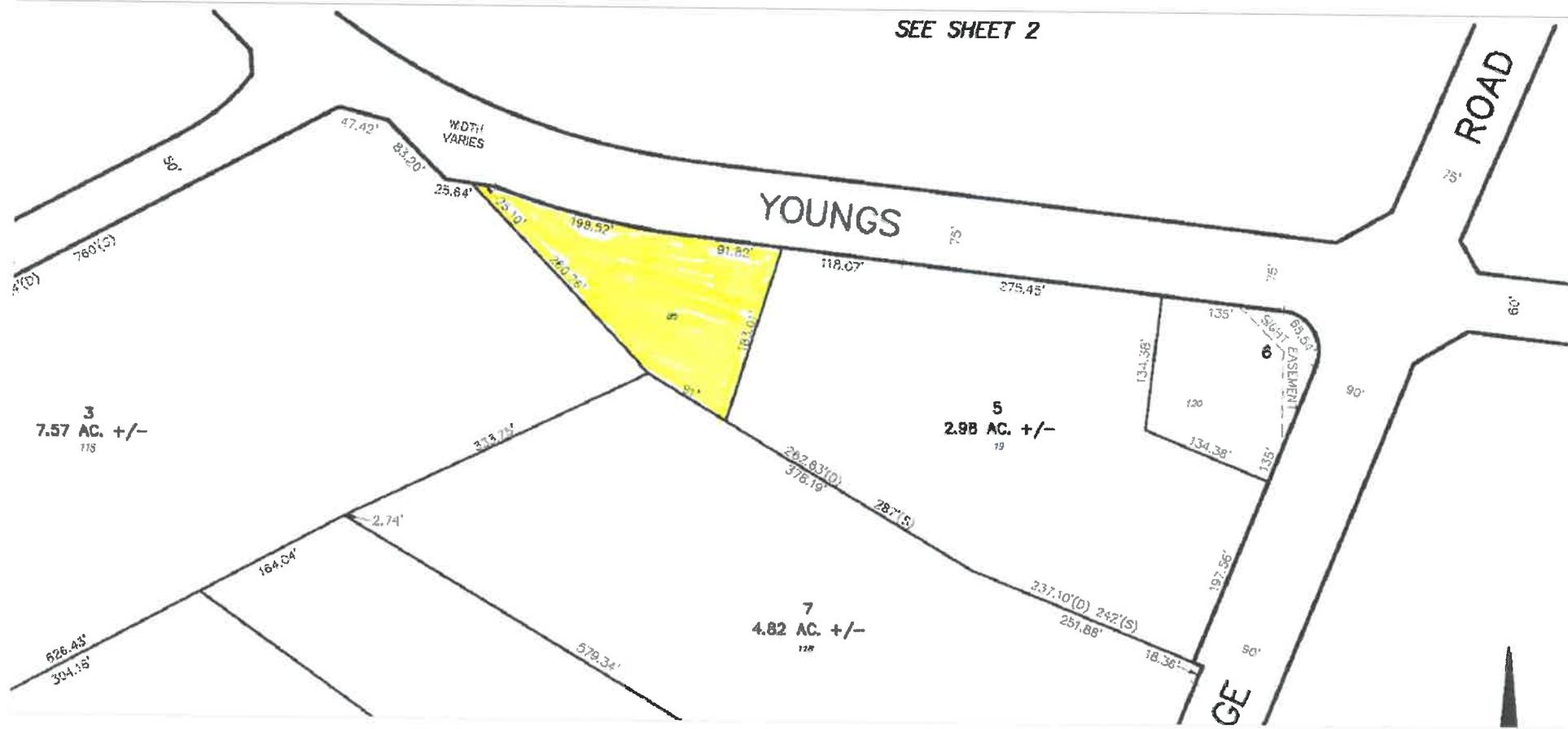
**Easy access to Rt. 1, I-295, I-195 and US 130**



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**121 Youngs Road, Hamilton, NJ 08619  
Tax Map  
Block 1520, Lot 4**

**SEE SHEET 2**



**121 Youngs Road, Hamilton, NJ 08619**

(Boundaries are approximate and not to scale)



**121 Youngs Road, Hamilton, NJ 08619**

