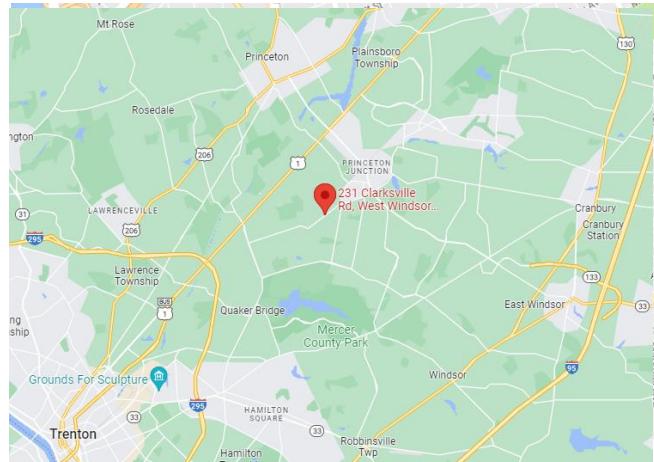


231 Clarksville Road
West Windsor, NJ 08550



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

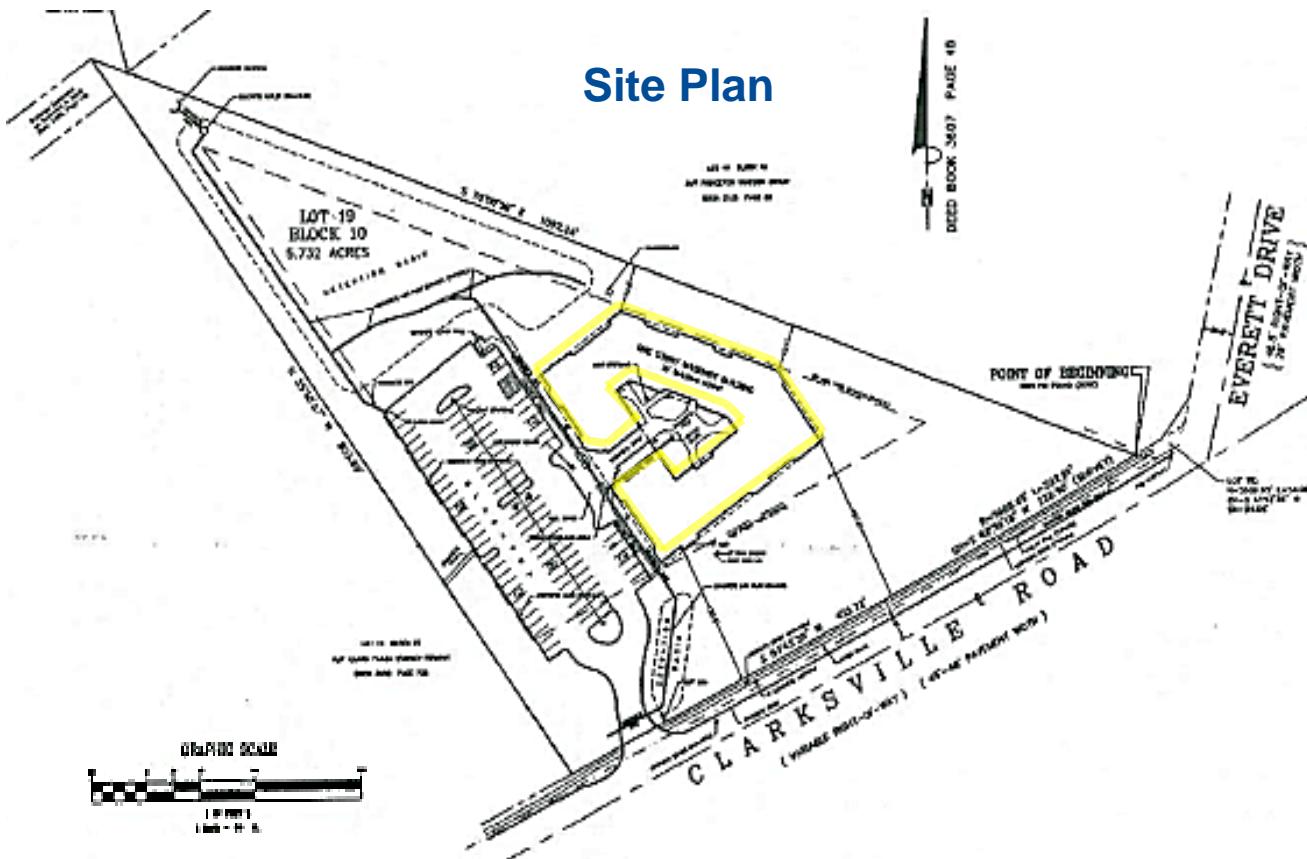
Sale Price: \$4,350,000

**For more information:
Gerard Fennelly**

Patrick Dintrone

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

For Sale

27,773 SF

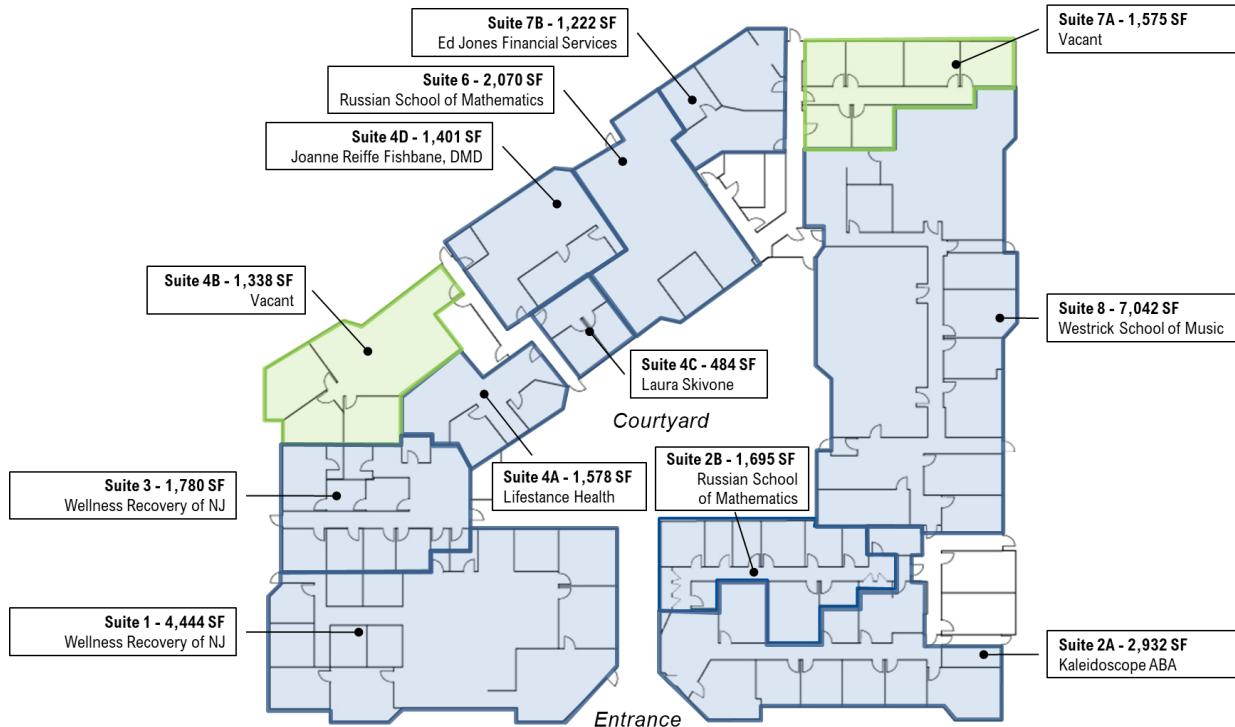
Office / Medical Building

231 Clarksville Road
West Windsor, NJ 08550

Lease Summary

Unit	Tenant	Sq Ft	Business
1	Wellness Recovery of NJ	4,444	Therapists
2A	Kaleidoscope ABA	2,932	Therapists
2B	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
4A	Lifestance Health	1,578	Medical
4B	Vacant	1,338	
4C	Laura Skivone	484	Psychologist
4D	Joanne Reiffe Fishbane, DMD	1,401	Dentist
7B	Ed Jones Financial Services	1,222	Office
7A	Vacant	1,575	
Occupied		25,866	93.85%
Unoccupied		1,695	6.15%

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
Total Expenses	\$212,733.04



For Sale
27,773 SF
Office / Medical Building

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West Windsor, NJ 08550

