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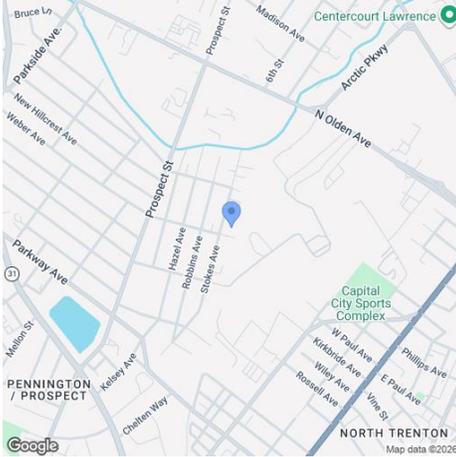


Client 360

304 Stokes Ave, Trenton, NJ 08638-3732

Ewing Twp

Tax ID 02-00021 01-00012



Summary Information

Owner:	304 312 Stokes Llc	Property Class:	Commercial
Owner Address:	950 Airport Rd	Annual Tax:	\$13,437
Owner City State:	Lakewood Nj	Record Date:	06/07/24
Owner Zip+4:	08701-5911	Settle Date:	05/31/24
No Mail(P):	No	Book:	6558
Owner Carrier Rt:	C033	Page:	1296
		Doc Num:	20027
		Tax Record Updated:	11/05/25

Geographic Information

County:	Mercer, NJ	Mid Sch Dist:	Ewing Twp
Municipality:	Ewing Twp	Lot:	00012
High Sch Dist:	Ewing Twp	Census:	0034.002
Elm Sch Dist:	Ewing Twp		
Tax ID:	02-00021 01-00012		
Tax Map:	4		
Block:	00021 01		
Tax Act Num:	00130899		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$13,437	Total Land Asmt:	\$50,800
Asmt As Of:	2025	Taxable Land Asmt:	\$50,800	Total Bldg Asmt:	\$280,900
Fire District:	1	Taxable Bldg Asmt:	\$280,900	Total Asmt:	\$331,700
				Taxable Total Asmt:	\$331,700

Lot Characteristics

Frontage:	100.00	SQFT:	20,100	Zoning:	IP-3
Depth:	201.00	Acres:	0.4614		
County Desc:	100X201				

Building Characteristics

Residential Design:	1 Story	Family Room:	0	Year Built:	1966
Stories:	1.00	Exterior:	Block	Building Desc:	1SCB
Abv Grd Fin SQFT:	4,680				
Fireplace Total:	0				

Codes & Descriptions

Land Use:	0		
Exempt Statute:		Part Exempt Code	Exempt Facility:
Part Exempt Code		Part Exempt Code	Part Exempt Code
County Land Desc:	100X201		County Bldg Desc: 1SCB

Annual Tax Amounts

Year	County	Municipal	School	Annual
2025				\$13,437
2024				\$13,045
2023				\$12,262
2022				\$11,931
2021				\$11,639
2020				\$11,474
2019				\$11,175
2018				\$11,462
2017				\$11,729
2016				\$11,570
2015				\$11,416
2014				\$11,386
2013				\$11,206
2012				\$11,082
2011				\$11,460
2010				\$10,707
2009				\$9,975
2008				\$9,739
2007				\$9,418
2006				\$9,244
2005				\$8,550
2004				\$8,203
2003				\$8,094

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2025	\$50,800	\$280,900	\$331,700	\$50,800	\$280,900	\$331,700
2024	\$50,800	\$280,900	\$331,700	\$50,800	\$280,900	\$331,700
2023	\$50,800	\$280,900	\$331,700	\$50,800	\$280,900	\$331,700
2022	\$50,800	\$280,900	\$331,700	\$50,800	\$280,900	\$331,700
2021	\$50,800	\$280,900	\$331,700	\$50,800	\$280,900	\$331,700
2020	\$50,800	\$280,900	\$331,700	\$50,800	\$280,900	\$331,700
2019	\$50,800	\$280,900	\$331,700	\$50,800	\$280,900	\$331,700
2018	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2017	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2016	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2015	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2014	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2013	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2012	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2011	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2010	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2009	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2008	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2007	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2006	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2005	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2004	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000
2003	\$38,100	\$178,900	\$217,000	\$38,100	\$178,900	\$217,000

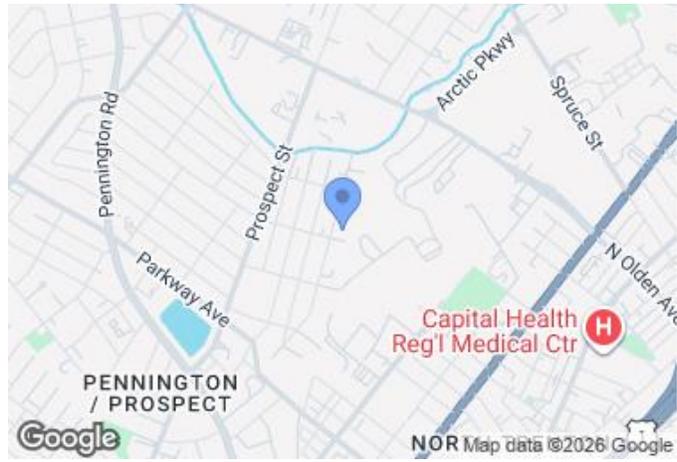
Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 34021C0207F Panel Date: 07/20/2016
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No

304 Stokes Ave, Ewing, NJ 08638

Closed | 11/01/22

Commercial Lease

\$2,400.00



MLS #: NJME2021024
 Tax ID #: 02-00021 01-00012
 Unit Entry Floor: 1
 Sub Type: Industrial
 Waterfront: No
 Views: Street

Leasable SQFT: 4,680
 Price / Sq Ft: \$0.51
 Purchase Opt.: No
 Business Use: Flex, Manufacturing, Other, Professional
 Year Built: 1966
 Property Condition: Average

Location

County: Mercer, NJ
 MLS Area: Ewing Twp - Mercer County (21102)
 Transportation: Airport less than 10 Miles, Bus Stop less than 1 mile, Commuter Rail Station 1 to 5 miles

School District: [Ewing Township Public Schools](#)

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

City/Town Tax: Annually
 Municipal Trash: Yes
 Zoning: OAR & LIGHT INDUSTRIAL
 Zoned Olden Avenue Redevelopment - Subsection #7a. Small business/light industrial. See documents for proper usage.
 Zoning Description:

Commercial Lease Information

Date Available: 08/10/22 Security Deposit: \$4,800.00
 Business Type: Flex, Manufacturing, Other, Professional Current Use: Commercial, Industrial, Manufacturing, Office, Other, Printing, Professional Service, Sand/Gravel/Dirt, Telecommunication Site, Vacant, Warehouse
 Total Restrooms: 3
 Leasable SQFT: 4,680
 Existing Lease Type: None
 Final Lease Type: Double Net, Long Term

Building Info

Building Units Total: 1 Building Classification: Class C
 Building Level Count: 1 Construction Materials: Block
 Building Total SQFT: 4,680 / Estimated Flooring Type: Carpet, Concrete
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.46a / 20100sf / Assessor Lot Size Dimensions: 100.00 x 201.00
 Views: Street Road: Paved
 Location Type: Industrial Park Lot Features: Road Frontage, Secluded, SideYard(s)
 Tax Opportunity Zone Y/N: Yes

Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces 2 Features: Parking Lot, Fenced, Handicap Parking, Paved Parking
 Car Parking Spaces 10
Total Parking Spaces 12

Interior Features

Interior Features:

Accessibility Features: Level Entry - Main; Carbon Monoxide Detector(s), Main Entrance Lock, Smoke Detector

Utilities

Utilities:

Central A/C, Window Unit(s); Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer; Internet Services: Cable, Fiber Optic, Other

Remarks

Public:

304 Stokes Ave is centrally located in Ewing, NJ which is in Mercer County, the heart of central New Jersey. It's located along the Delaware River, midway between Philadelphia and New York, with a regional airport, rail lines and interstate highways altogether position Ewing as an attractor. The Township is approximately 35 miles from Philadelphia and about 60 miles from New York City. Ewing Township is home to over 2,462 different businesses employing over 16,019 employees. Our community has a diverse and educated work force. Proximity to major colleges and universities and New Jersey's research corridor makes it a great relocation choice. Our Economic Development Office works diligently to help both new businesses and established companies Township officials are committed to growth and business expansion. This property is zoned light industrial and Olden Avenue Redevelopment (OAR). The Olden Avenue Redevelopment Plan is designed to make the Township's main commercial business district a more palatable place for the neighborhoods that surround it and commuters traversing through it to shop. This property is identified in Subsection 7a of the OAR report. Permitted uses include manufacturing, processing, producing, fabricating, research, experimentation, or engineering involving scientific investigation, engineering study, project development and similar activities, motor vehicular sales and services. (No junk or long-term storage or salvage), Office; executive, administrative, educational, professional, and medical services, warehousing, public facilities. Owner is willing to deliver this property with or without existing partitions and will be making small improvements. Building Upgrades and Amenities: Parking lot Flexible use of floor plan Tax Breaks Opportunities Inquire today!

Directions

Get on I-195 W from Yardville Hamilton Square Rd 5 min (2.1 mi) Continue to Trenton 6 min (6.0 mi) Continue on NJ-29 N. Take Calhoun St to Stokes Ave in Ewing Township

Listing Details

Original Price:	\$2,400.00	DOM:	76
Listing Term Begins:	08/09/2022	Off Market Date:	11/02/22
		Documents Available:	Boundary Line Survey, Other, Lead Paint Disclosure

Historical Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	0% Of Yearly Rent	Sub Agency Comp:	0% Of Yearly Rent
Compensation Rmks:	Commission to selling agent was paid by sellers agency (Collier)	Dual/Var Comm:	Yes
Transaction Broker:	0% Of Yearly Rent		

Sale/Lease Contract

Concessions:	No	Close Date:	11/01/22
Signed Lease Date:	10/21/22	Close Price:	\$2,400.00
Close Sale Type:	Standard Sale		





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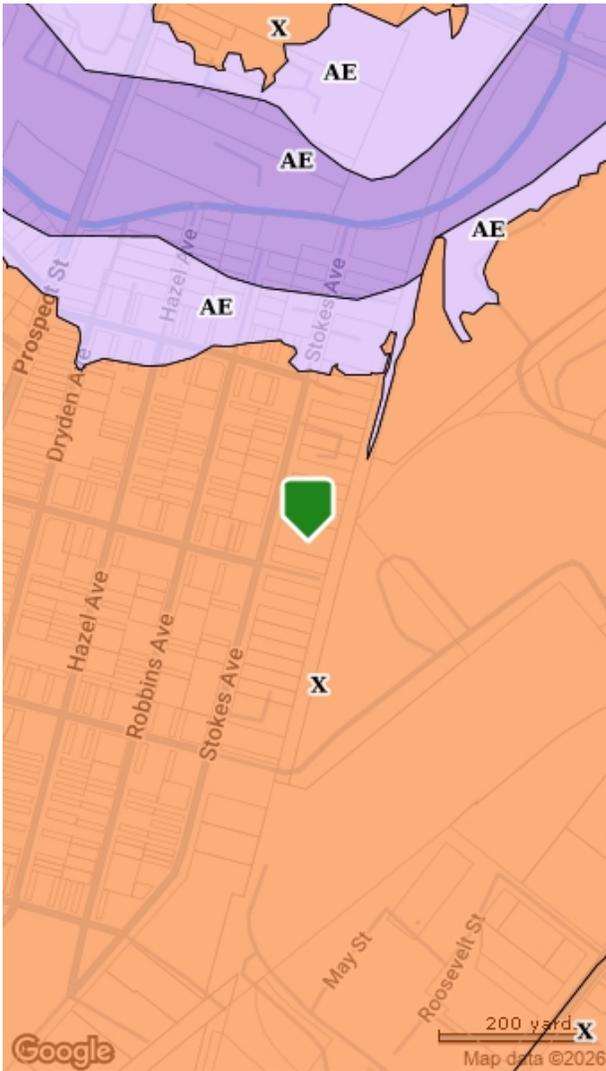
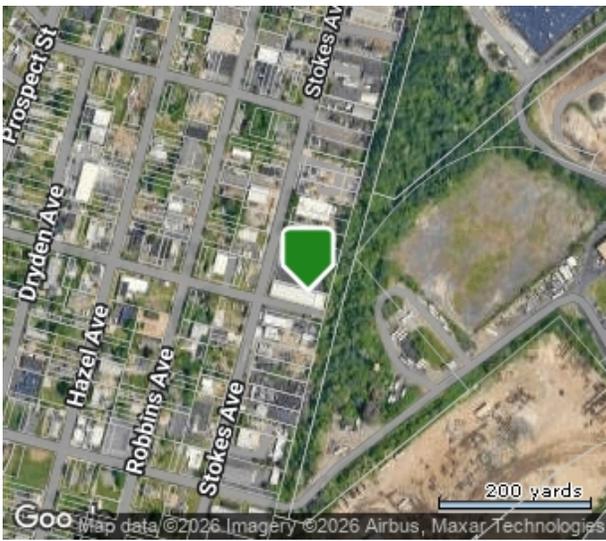
Ewing Twp - Mercer County (21102)

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	05/31/2024	\$	304-312 Stokes Rd Llc
Public Records		Settle Date	06/10/2022	\$	304 312 STOKES LLC
Public Records		Settle Date	05/20/2022	\$550,000	GRAS LAWN LLC
Public Records		Settle Date	07/07/2007	\$	304-312 Stokes Avenue Real Est
Public Records		Settle Date	01/25/2002	Nominal	Henry & Patricia Simon
Public Records		Settle Date	12/30/1988	\$500,000	Henry Simon

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: NJME2021024	Final Closed Price	11/02/22	\$2,400.00
Prop. Type: Commercial Lease	Closed	11/02/22	
DOM / CDOM: 76 / 76	Pending	10/24/22	
Listing Office: BHHS Fox & Roach - Robbinsville	New Active	08/10/22	\$2,400.00
	New Listing	08/10/22	
MLS#: NJME298618	Expired	06/30/21	
Prop. Type: Commercial Sale	Withdrawn	01/05/21	
DOM / CDOM: 176 / 176	Price Decrease	12/10/20	\$249,500
Listing Office: Richardson Commercial	New Active	07/14/20	\$495,000
	New Listing	07/14/20	



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway ■ 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with

the county or municipality.

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