

**Office Building
or Potential Mixed Use
4,000 SF
PROMINENT DOWNTOWN LOCATION**

**194 South Broad St.
Trenton, NJ 08638**

**Available For Sale
\$349,000**



LOCATION HIGHLIGHTS:

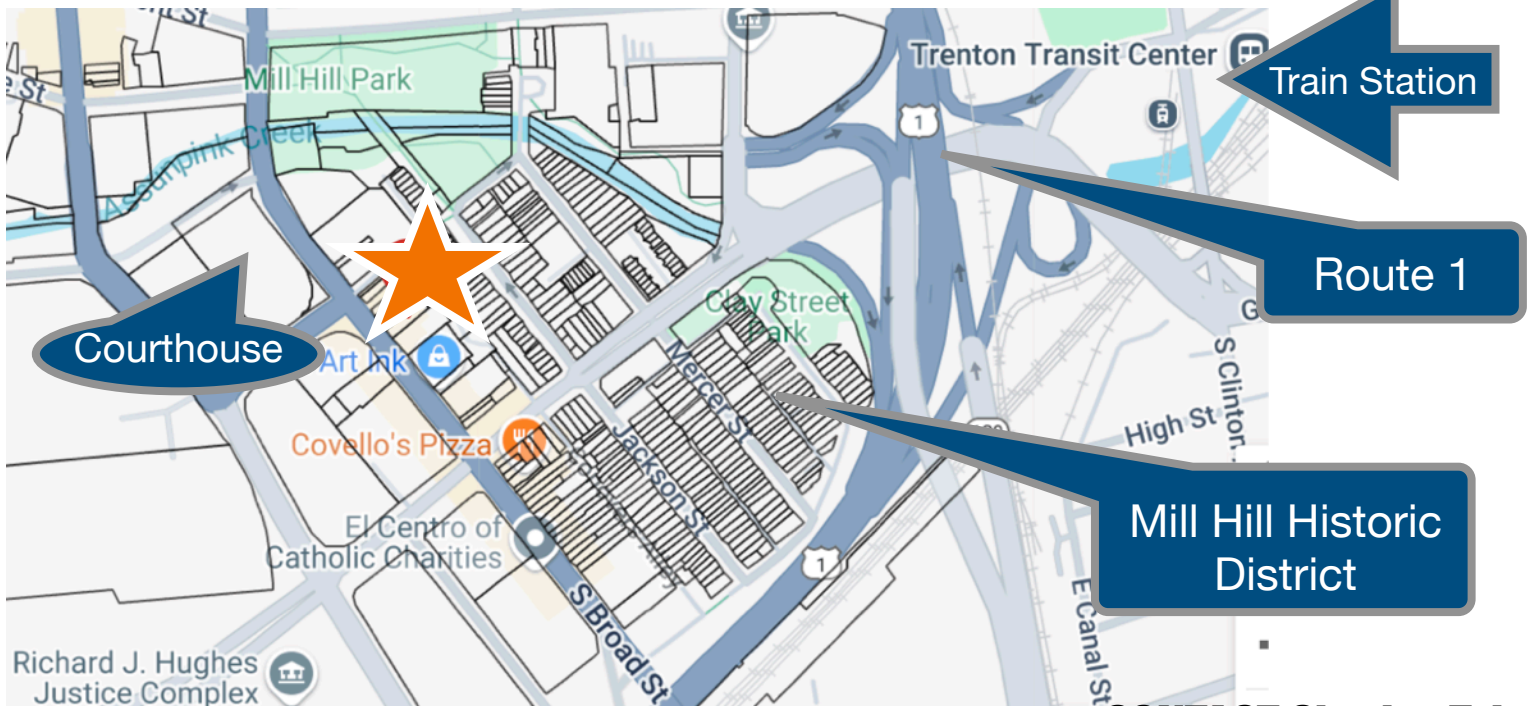
High Visibility Location: South Broad St (State Route 206) - Steps from County Courthouses, NJ Justice Complex, convenient shops, restaurants

ACCESSIBILITY: .5 mile to Trenton Transit Ctr. Bus Service: with connections from downtown to Trenton Transit Center, area colleges, shopping, Government offices, Historic Sites

Strong Neighborhood Identity: Adjacent to Mill Hill Historic District, an appealing, walkable residential district, and Mill Hill Park, planned new residential construction.

Daily TRAFFIC COUNT: 8,965 - S. Broad - 2022

Zoning: C-MS Commercial Mixed Use District



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194 South Broad St.

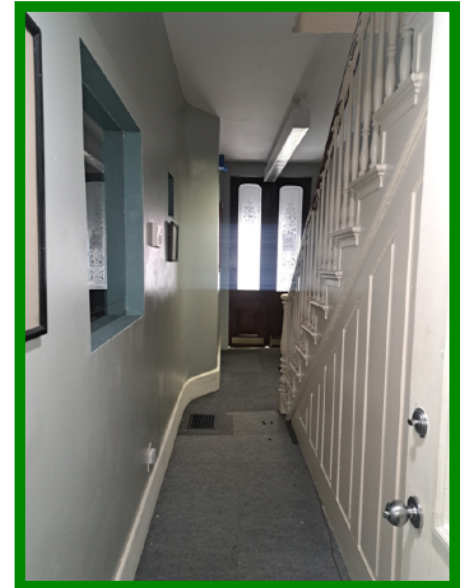
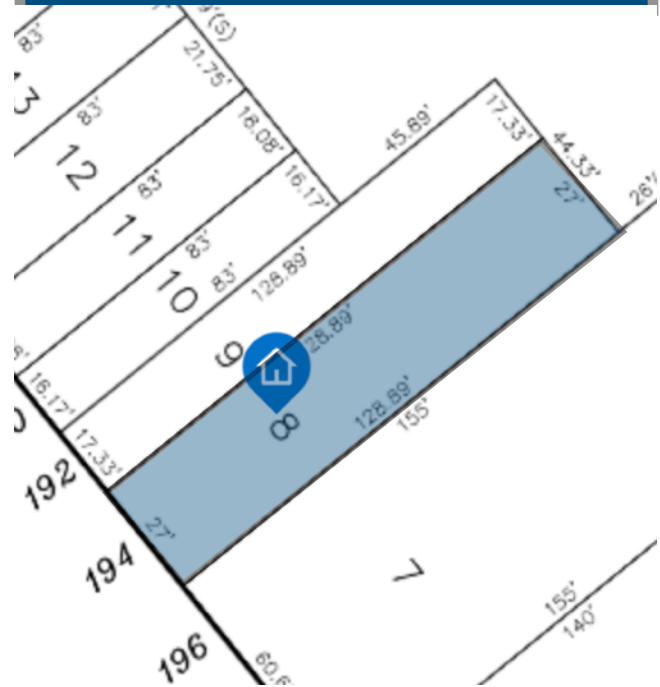
Trenton, NJ 08608

4,000 SF Office/Mixed Use

PROPERTY HIGHLIGHTS:

- **VERSATILE SPACE:** Handsome, brick former residential structure converted for office use
- **First floor - 2,000 SF**
- **Second floor - 1,600 SF**
- **Third Floor - 400 SF**
- **Adaptable:** for a mix of uses, including retail, office, residential.
- **PARKING:** 4 spaces
- **Lot Dimensions:** 27' x 129'
- **Street Frontage:** 27' on S. Broad st, 27' on Conovers Alley;
- **Semi-attached building** with landscaped walkway
- **Central Air Conditioning**
- **2023 Real Estate Taxes:** \$15,716

Block 9501 Lot 8



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