

## 23 Lawrence Square Blvd N Lawrence Township, NJ 08648



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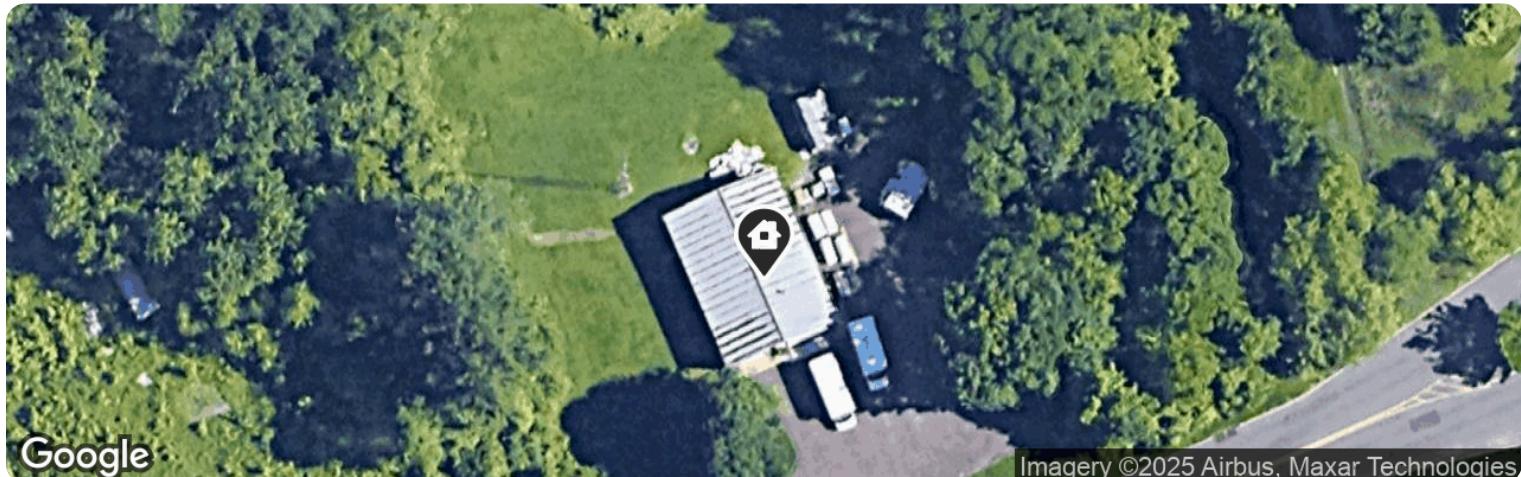
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### Realty Mark Central

163 Cranbury Rd, Princeton Junction, NJ 08550



● NEW Active / For Sale • New, Active: 3/25/2025

List Price

**Offered at**  
Listing ID NJME2056388  
**\$799,900**



**Commercial**

Type

**Basic Facts : 1.11 acres**

Type Commercial

Days in RPR 7

Low Taxes: \$6,552

## Property Information

Permitted Use: NC-2

Retail, Office, Warehouse, Restaurant, Child Care, Beauty Parlor,  
Mixed Use- commercial with residential Apartments above

## Description

This prime commercial property offers an exceptional opportunity on over one acre of land in a high-traffic major commercial corridor. With outstanding visibility and accessibility, the site is ideally positioned for a wide range of commercial uses, including retail, office, retail, warehouse, childcare & more. Its location benefits from strong daily traffic counts and excellent road frontage, making it a standout choice for business seeking exposure and convenience. The property is currently a metal Butler Style building with two overhead doors, open spaces with one office and a bathroom on the concrete floor & 12' high ceilings with macadam parking lot ready for immediate use or development. Preliminary architectural plans have already been drawn for about 10,000 sq ft commercial building, providing a head start for investors or developers looking to bring a project to life without starting from scratch. Public utilities as water, sewer, natural gas and electric are available. Whether you are looking for your next high-potential project or are a business owner seeking a prime location you found it. SELLER FINANCING AVAILABLE.

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## Property Features

### LISTING

Construction Features	Other	Sewer	Public Sewer
Lot Size Dimensions	200.00 x 242.00	Cooling	None
Heating	Radiator	Water	Public

## Location Details

Directions to Property	From Quaker Bridge Rd to Lawrence Square Blvd N	Flood Zone	X (unshaded)
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## Legal Description

Current Use	Other
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## Listing History

### Current Records

Date	Price	Description	Change %
3/25/2025	\$799,900	Active	

## Listing Details

Listing ID	NJME2056388	Listing Source	Bright MLS
Showing Phone	215-275-4774	Possession	Negotiable

## Photos

### Listing Images



# Photos

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## Listing Images



## About RPR

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