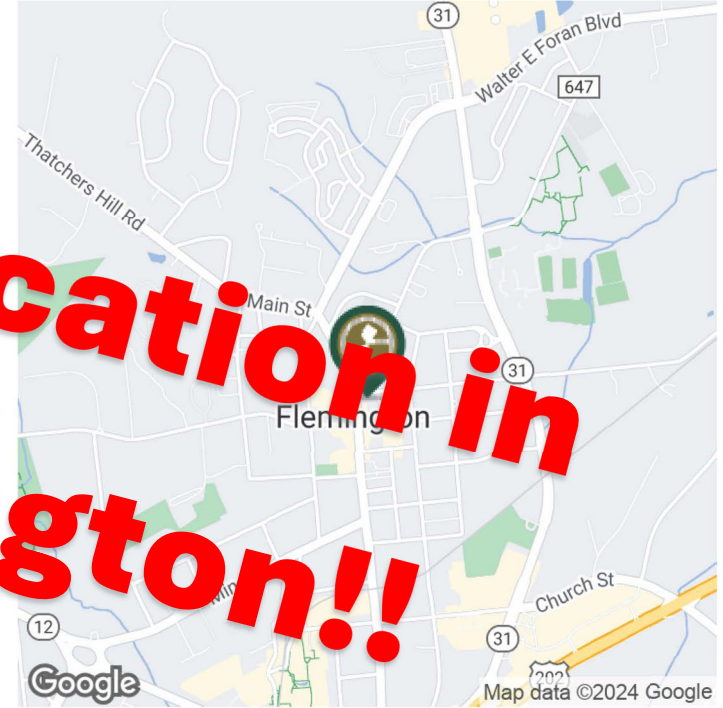


2 MAIN STREET  
FLEMINGTON, NJ

**Sale or Lease - Available Immediately**

Excellent for Retail—Office—Medical, Etc...



**Best Location in Flemington!!**

#### OFFERING SUMMARY

Sale Price:	\$698,000
Lease Price:	\$18.75 PSF
Building Size:	4,064 SF
Lot Size:	0.69 Acres
Parking:	24+
Year Built:	1890
Renovated:	2017
Zoning:	Downtown Business

#### PROPERTY OVERVIEW

Discover the bustling charm of Flemington, NJ, where 2 Main Street, located just minutes from Routes 202 and 31, awaits your retail, restaurant or office use.

Nestled in the heart of Hunterdon County, this historic town offers a blend of small-town ambiance and modern conveniences.

Located in the picturesque downtown which features specialty shops, cozy cafes, and local boutiques.

Engage with the vibrant community at the bustling Stangl Factory and Flemington Farmer's Market.

The site is steps from the Main Street Redevelopment, which includes a 100+ room hotel, as well as an abundance of retail, apartments and office space.

With its prime location and thriving local scene, 2 Main Street presents an exciting opportunity for retail, office and many additional uses.

**Contact:**

**Jon Gross or Josh Glusky**

**609-575-6666 / 908-256-0262**



**SHELDON GROSS REALTY, INC.**

80 MAIN STREET, FLEMINGTON, NJ 08822-3855

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*for more information:*

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