

1 Fairview
Avenue
PHILLIPSBURG, NJ

8,500 SF
FREESTANDING BUILDING
REDEVELOPMENT FOR SALE



Redevelopment Opportunity - Subject to Approvals

- ±8,500 SF above-grade brick building with character
- Full basement for added usability
- Corner lot with potential for reconfiguration
- Former school – adaptable for residential or mixed-use conversion
- Large windows, high ceilings, and original details
- Original hardwood floors and woodwork
- Ample street presence
- Offered as redevelopment at \$975,000 - subject to approvals

FOR MORE INFORMATION

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NAIJames E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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LOCATION OVERVIEW



Property Description

Step inside a piece of local history. This ±8,500 SF solid brick building—formerly a school—offers an incredible opportunity for a wide range of users. Featuring a useable basement, spacious interior, and classic architecture, this well-maintained structure sits proudly on a prominent corner lot in a well-established neighborhood.

Whether you're seeking a new home for a community organization, educational use, nonprofit headquarters, or a creative adaptive reuse, the property's layout and charm make it a unique find.

Location Description

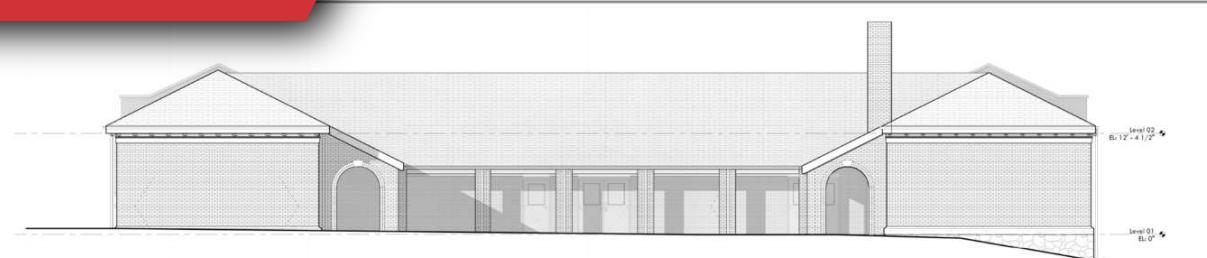
Located in Phillipsburg, a town with deep roots and fresh energy. Enjoy proximity to the vibrant downtown of Easton, PA, and easy access to Route 22, I-78, and the Lehigh Valley. The area is undergoing steady revitalization and offers a blend of small-town charm and easy access to larger metro hubs. This property is well-positioned for those looking to invest in a transforming market with upside potential.

Offering Summary

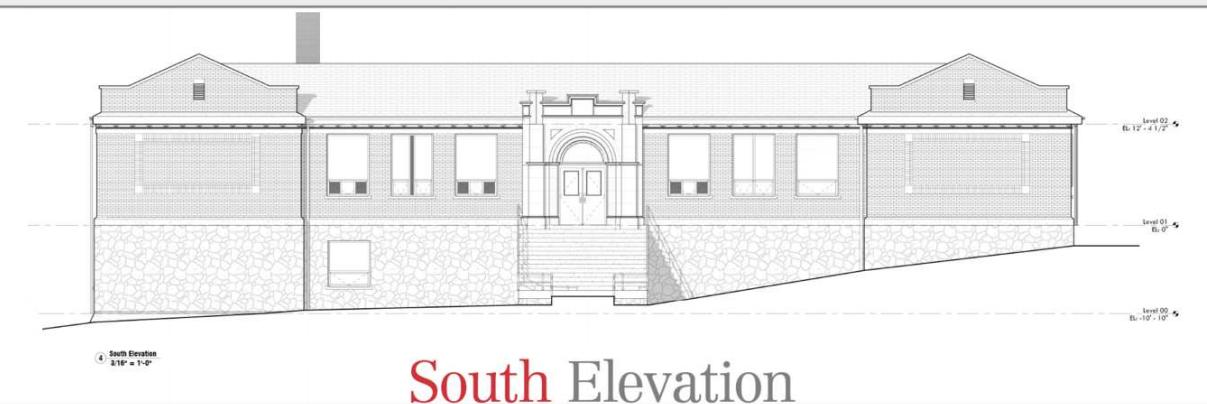
Redevelopment Sale Price:	\$975,000 - Subject to Approvals
Number of Units:	1
Lot Size:	Approx. 1 acre
Building Size:	8,500 SF

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BUILDING ELEVATIONS



North Elevation



South Elevation



East Elevation



West Elevation

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PROPERTY PHOTOS



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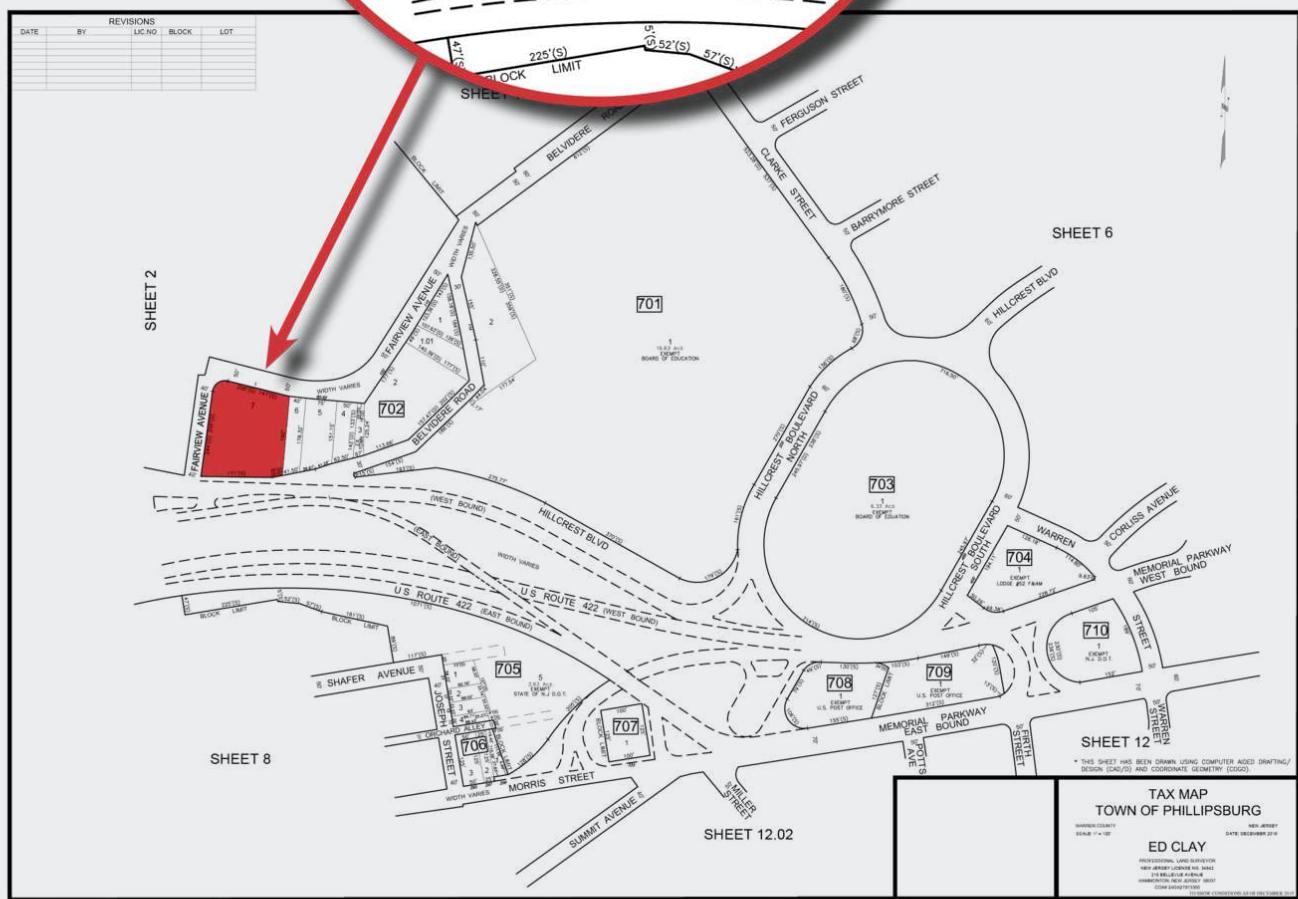
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PROPERTY PHOTOS



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TAX MAP

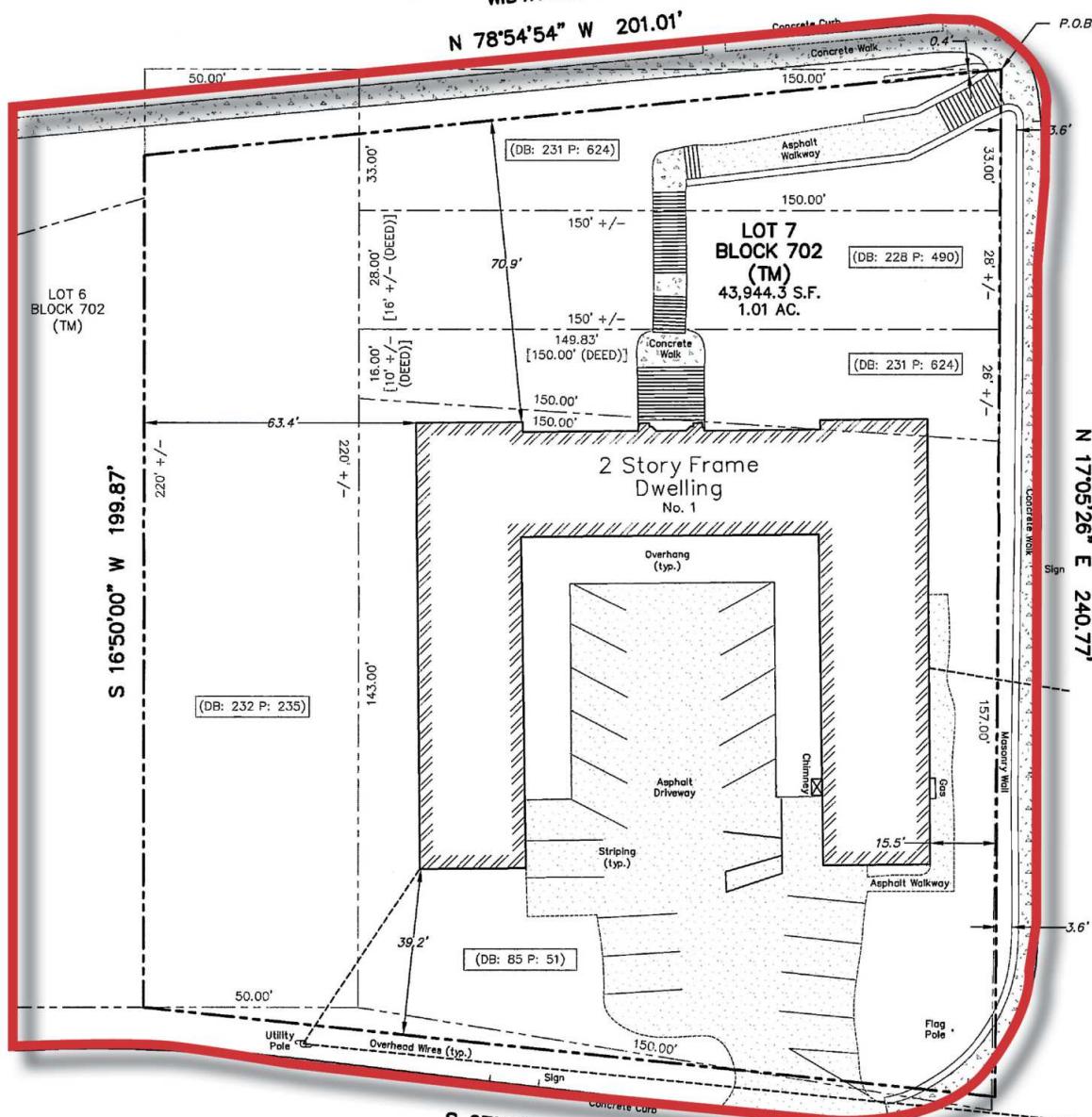


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SITE SURVEY

NORTH MAIN STREET (WESTBOUND) WIDTH UNKNOWN



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AREA ANALYTICS



Population

	1 Mile	3 Miles	5 Miles
Total Population	19,321	84,417	123,299
Average Age	37	40	42
Average Age (Male)	36	39	41
Average Age (Female)	38	41	43

Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	6,891	31,742	46,863
Persons per HH	2.8	2.7	2.6
Average HH Income	\$82,179	\$101,856	\$114,259
Average House Value	\$257,607	\$283,196	\$316,378
Per Capita Income	\$29,349	\$37,724	\$43,945

Map and demographics data derived from AlphaMap