



Lynda Schreiber
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Agent Full

40 Scotch Rd, Ewing, NJ 08628

Active

Commercial Sale

\$899,000



MLS #: NJME2060974
 Tax ID #: 02-00364-00066
 Ownership Interest: Fee Simple
 Sub Type: Mixed Use
 Waterfront: No

Available SqFt: 2,853.00
 Price / Sq Ft: 315.11
 Business Use: Flex, Restaurant/Bar
 Year Built: 1976

Location

County: Mercer, NJ
 MLS Area: Ewing Twp - Mercer County (21102)

School District: Ewing Township

Taxes and Assessment

Tax Annual Amt / Year: \$19,055 / 2024
 County Tax: Annually
 City/Town Tax: Annually
 Clean Green Assess: No

Tax Assessed Value: \$484,500 / 2024
 Imprv. Assessed Value: \$295,500
 Land Assessed Value: \$189,000
 Land Use Code: 0
 Block/Lot: 00364 / 00066

Zoning: TC

Commercial Sale Information

Business Type: Flex, Restaurant/Bar

Potential Tenancy: Single
 Building Total SQFT: 2,853 / Estimated

Building Info

Building Total SQFT: 2,853 / Estimated

Construction Materials: Brick, Vinyl Siding
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.82a / 35806sf / Assessor
 Fencing Y/N: No
 Location Type: Suburban

Lot Size Dimensions: 120.00 x 298.40

Parking

Car Parking Spaces: 30
Total Parking Spaces: 30

Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits

Utilities

Utilities: Central A/C; Cooling Fuel: Electric, Natural Gas; Heating: 90% Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks


Agent: Please contract me me for all questions, permits, blueprints, and additional docs. You may also contact Ewing Township Construction, Planning and Zoning 609-638-5933

Public: Step into the next chapter of Ewing's vibrant revival with this rare opportunity to own or operate a restaurant/mixed use in one of the township's most strategic locations. Perfectly positioned at the crossroads of commerce and community, this 2,853 sq ft commercial building with a rare drive through window is ready for your culinary vision/ office/or retail. Deep-rooted local charm meets forward-thinking redevelopment, strong commuter, residential, and airport-driven traffic, this rare standalone building with restaurant-ready zoning and infrastructure is ready to be built out to make it your own. Parking for 30+ vehicles to support dine-in, takeout, and delivery operation. Located 2.3 miles to Trenton-Mercer Airport, offering Frontier Airlines service to 10+ U.S. destinations. 1.5 miles to West Trenton Station – terminus of SEPTA's West Trenton Line with direct commuter access to Philadelphia. Adjacent to the proposed NJ Transit West Trenton Line expansion, connecting Ewing to Bridgewater and Newark Penn Station. Less than 1 mile to the "New Ewing Town Center" "neighborhood of neighborhoods" rising on the location where Ewing's story as a manufacturer was written. A town center unlike any in the area with over 1000 rental units. Several surrounding home communities and additional rental communities are walkable, poised for high engagement. Ideal for Investors, restaurateurs, franchisees, or entrepreneurs seeking an anchor location with strong traffic, visibility, and growth potential. Don't miss your chance to anchor your business in the heart of Ewing's vibrant next chapter.

Listing Office

Listing Agent: [Lynda Schreiber](#) (3122765) (Lic# 8836783) (609) 737-1500
 Listing Agent Email: lschreiber@corcoranss.com
 Broker of Record: Timothy Smith (3328399) [Click for License](#)
 Listing Office: [Corcoran Sawyer Smith](#) (YWDL02) (Lic# 2438206)
 2 Route 31 S, Pennington, NJ 08534-2512
 Office Manager: Robert N Lopez (3189213)
 Office Phone: (609) 737-1500

Showing

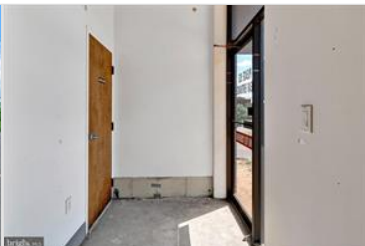
Appointment Phone: (609) 638-5933  - [Schedule a showing](#)
 Showing Contact: Agent
 Contact Name: Lynda Schreiber
 Showing Requirements: 1 Hour Notice
 Showing Method: In-Person Only
 Directions: I295 to Scotch Road south past Trenton Mercer Airport to 40 on left.

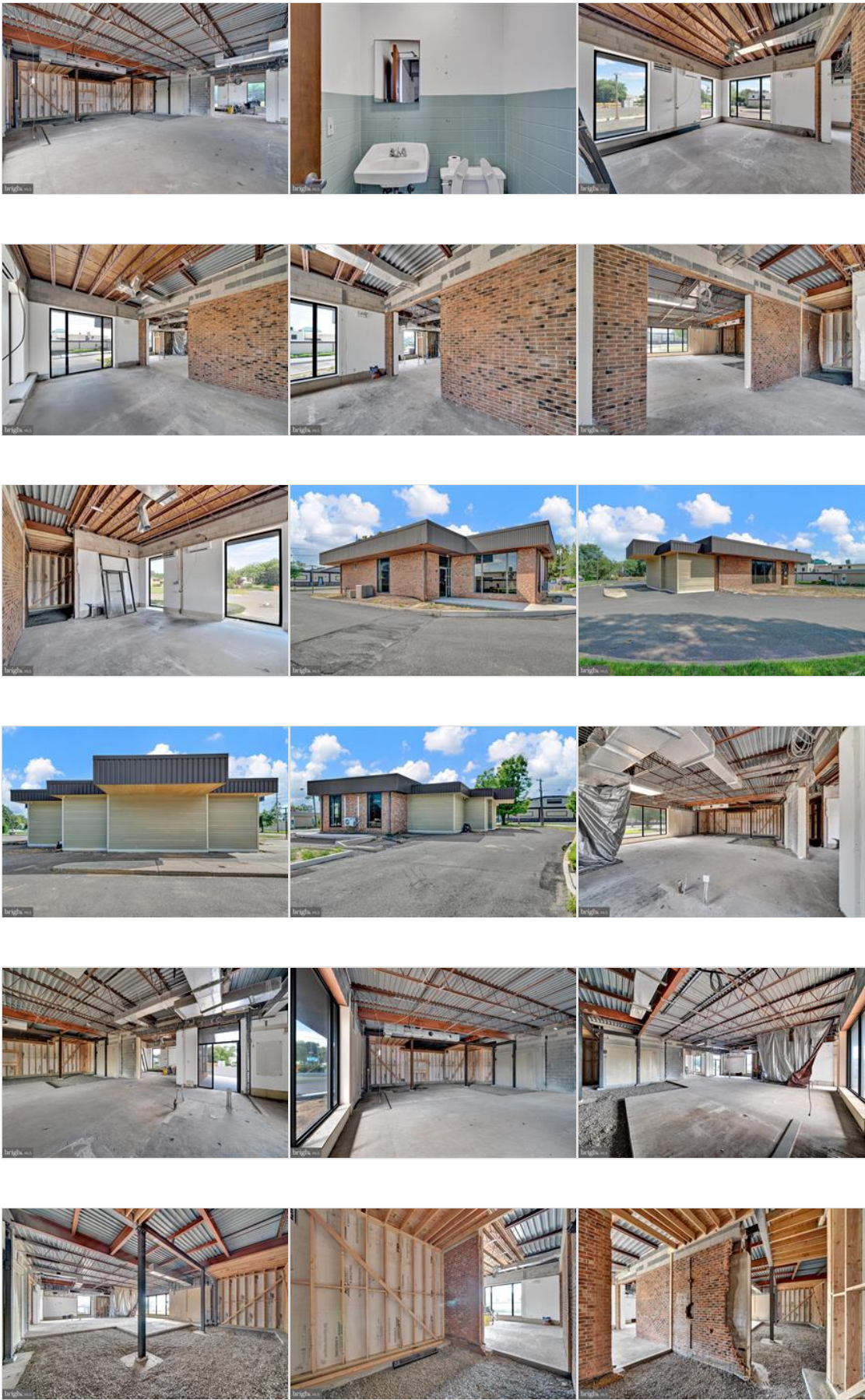
Showing Provider:
 Lock Box Type:

ShowingTime
 Combo

Listing Details

Original Price:	\$899,000	Owner Name:	Chuc Loc Ents Llc
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	91 / 91
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	12/12/25
Dual Agency:	Yes	Documents Available:	Aerial Photo, Construction
Sale Type:	Standard		Drawings, Deed, Permits, Seller's
Listing Term Begins:	06/17/2025		Property Disclosure
Listing Entry Date:	06/19/2025	Seller Concessions:	
Possession:	0-30 Days CD		







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