

For Sale – Office Condo Suite

1245 Whitehorse-Mercerville Road, Suite 422
Hamilton Township, Mercer County, New Jersey 08619



Block: 2168, Lot: 41

- 1,688SF professional office condo located in spacious “Whitehorse Executive Center” at 1245 Whitehorse-Mercerville Rd (County Rt 533) in Hamilton, NJ.
- Presently used as a physical therapy operation, fully equipped in a wide range of fitness equipment with private treatment areas. All equipment is negotiable.
- Open floor plan with 2 private offices, handicapped bathroom, reception desk, and waiting area.
- Conveniently located in close proximity to all professional services, shopping centers, houses of worship, hospitals.
- Newer heater/AC unit.

Offered exclusively by:
Joseph R. Ridolfi & Associates, LLC
Commercial Realtors

Phone: **609-581-4848** • Fax: **609-581-5511**
 Website: ridolfi-associates.com
 Email: ridolfi@ridolfi-associates.com



2023 Demographics	1 Miles	3 Miles	5 Miles
Median HH Income	\$54,104	\$50,796	\$56,169
Housing Units	9,668	60,692	100,816
Total Population	26,667	147,411	250,250

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

FOR SALE – Office Condo Suite

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Hamilton Township, Mercer County, New Jersey 08619***

Location:

Whitehorse Executive Center

1245 Whitehorse-Mercerville Avenue, Suite #422

Hamilton Township, Mercer County, New Jersey 08619

Description:

1,688SF suite #422 features 2 private offices, open floor plan presently used for physical therapy, private treatment areas, 1 handicapped bathroom, reception desk, waiting area, newer heating/AC unit, abundant parking, physical therapy equipment negotiable.

Property Taxes:

\$ 6,424.33 ('23)

Sale Price:

\$245,900

Monthly Condo Fee:

\$591



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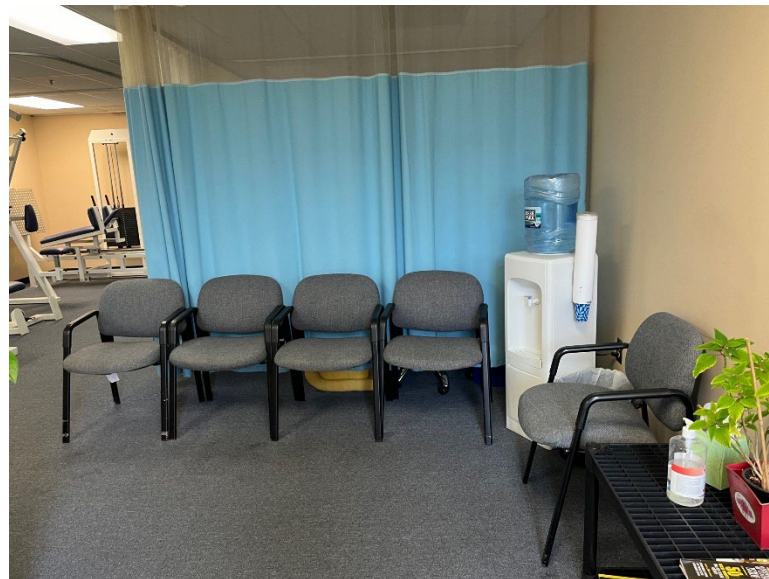
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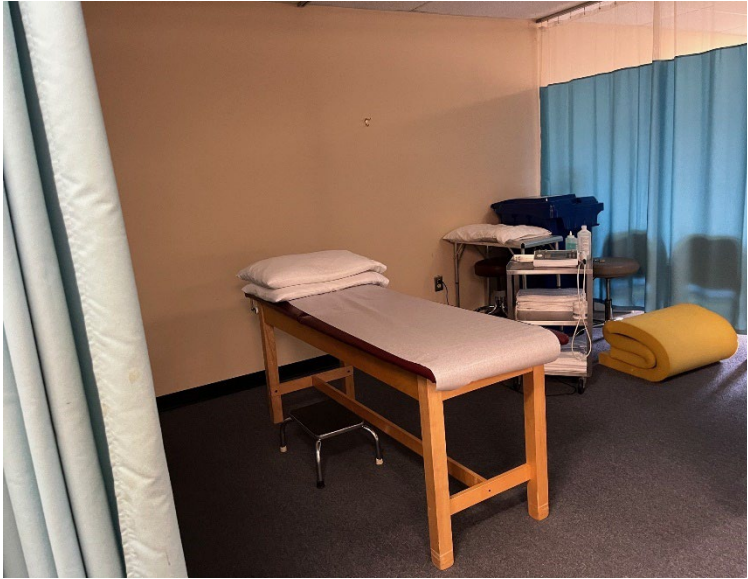
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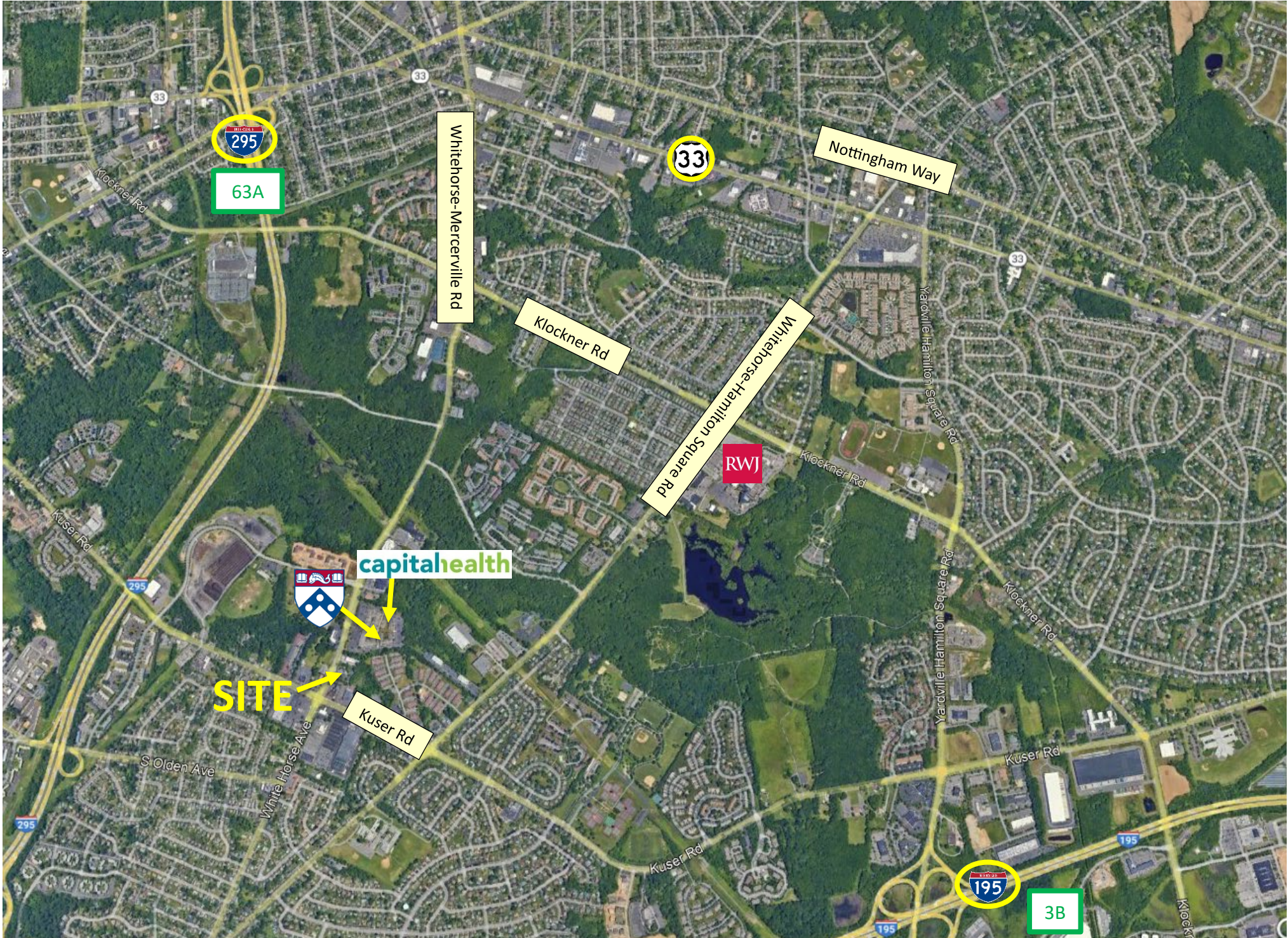
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