

LANDMARK PROPERTY FOR SALE
127 ACADEMY STREET & 140 EAST HANOVER STREET
TRENTON, NJ 08608

FORMER YMCA/YWCA BUILDINGS

**MAJOR
PRICE
REDUCTION!**



Size/SF Available: +/-53,695 SF

Asking Sale Price: ~~\$6,000,000~~ **\$4,900,000**



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Property/Area Highlights

- + Rare opportunity to purchase the former YMCA/ YWCA, a landmark property in Trenton, NJ. The immediate area is undergoing massive redevelopment, including the construction of residential, retail and mixed-use properties
- + The properties consist of two connected buildings, with a combined gross building area of +/-53,695 SF
- + 127 Academy Street consists of a +/-24,595 SF, five-story building with 90 efficiency apartments/ dormitories, large kitchen and lounge area on the lower level
- + 140 East Hanover Street consists of a +/-29,100 SF, three-story building with an additional +/-7,275 SF of lower level basement and sub-basement. The building, constructed circa 1924, was originally designed for use as a YWCA. General features of the building include: offices and general-purpose rooms, gymnasium, locker rooms, auditorium, kitchen area and pool
- + These buildings are ideal for an apartment/multi Family conversion, school, college dormitory, housing center and many other mixed uses



2018 Demographics

Est. Population

1 mile	2,509
3 mile	144,936
5 mile	240,358

Est. Households

1 mile	10,145
3 mile	51,406
5 mile	87,220

Est. Avg HH Income

1 mile	\$25,987
3 mile	\$50,651
5 mile	\$63,493



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