

221 S. Main St. Flemington, NJ 08822  
Hunterdon County

## EXCLUSIVE FOR SALE/LEASE

4,700 SF Office Building



### PROPERTY DESCRIPTION

4,700 SF Well Maintained Office Building with 10 Private Offices, 2 Conference Rooms, Large Bull Pen Area, Breakroom and 3 Restrooms. 2,032 SF Second Floor Suite is Available for Lease: \$12SF + \$1.75 T.E.

### PROPERTY HIGHLIGHTS

- High Visibility Location with Ample Parking.
- Located in the Transition Commercial Zone (TC) on the Southern Side of the 2<sup>nd</sup> Flemington Traffic Circle.
- Permitted Uses include but not Limited to: Offices/Medical, Childcare, Higher Education & Training, Community Buildings.
- Only Minutes from US 202, Rt 31 & Downtown Flemington

### OFFERING SUMMARY

Price for Sale:	\$599,900.
Price for Lease:	\$12/SF 2 <sup>nd</sup> Floor Suite
Building size:	4,700 SF
Taxes:	\$18,995. (2024)
Block, Lots:	Blk: 45 Lot: 23
Parking:	Blacktop, Exclusive
Zoning:	TC-Transition Commercial District



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OFFICE

STAIRS

23'-3 3/16"

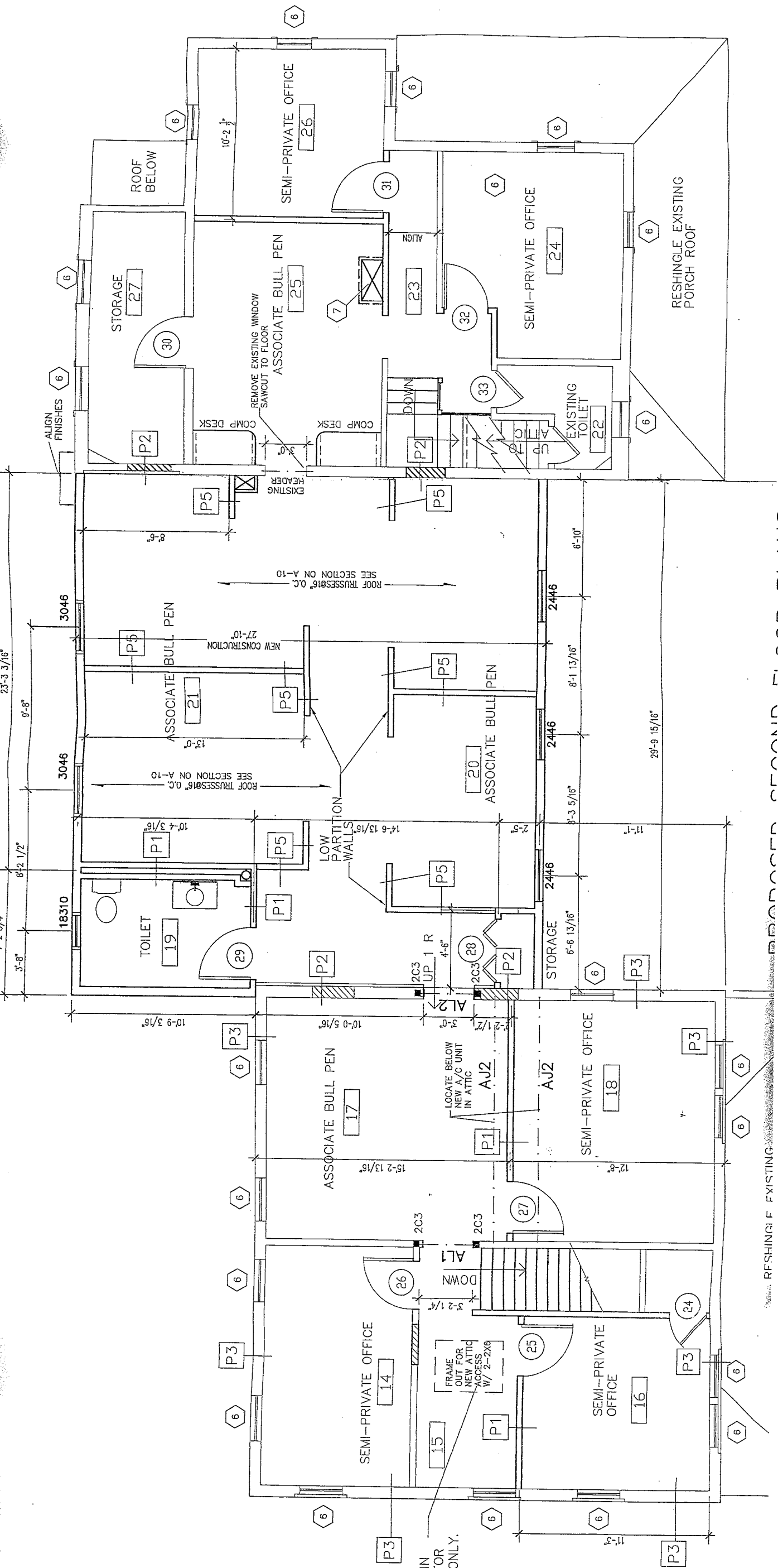
7'-2 3/4"

10'-9 3/16"

15'-2 13/16"

12'-8"

11'-3"



FLEMINGTON  
SECOND FLOOR



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