

# DOWNTOWN TRENTON

## 53,000 SF MIXED USE REDEVELOPMENT OPPORTUNITY FOR SALE

127 ACADEMY STREET, TRENTON NJ



### Property Highlights

- Classic YWCA Building
- Block 503, Lot 10
- Lot Size: 7642 SF
- 24,500+ SF - Five-story Multifamily building
- 90 Efficiency apartment units
- ADA Compliant, Elevator, Kitchen
- 2,000 SF of lower level basement
- Management office space
- Parking: 8 plus
- Tax: \$67,083

### Location Highlights

- Canal Bank Redevelopment zone
- Hanover and Academy Historic Districts
- 110 Ft from Mercer County Community College
- Zone: Commercial/Mixed Use
- Easily access by Rt 1, Rt 29, N. Broad and Perry Street



Photo does not reflect current condition

Building is vacant and will require reinvention to meet current market condition and long-term investment objective. It's located within the designated Redevelopment and Opportunity zone. Investor can benefit from Federal and State Tax credits and available funds to facilitate the redevelopment. The Opportunity Zones program is designed to drive long-term capital investments into rural and urban communities. Investors can defer paying federal taxes on capital gains reinvested in Qualified Opportunity Funds that invest in designated communities, under rules released by the U.S. Department of the Treasury. **BUILDING REQUIRES TOTAL RENOVATION!**



**140 EAST HANOVER STREET, TRENTON, NJ**

## Property Highlights

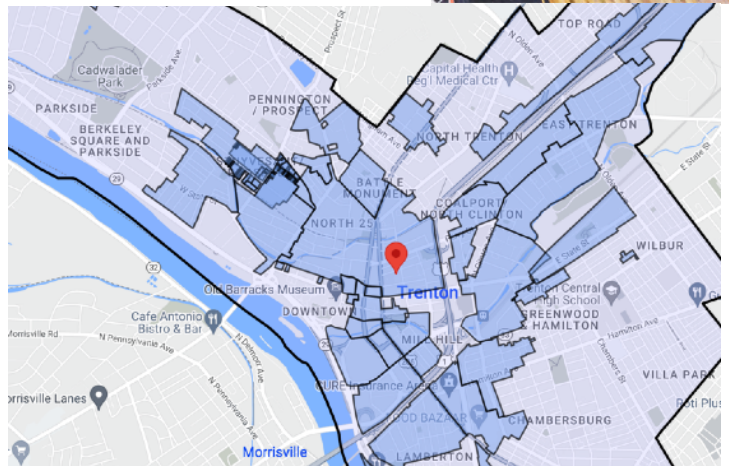
- **Classic YWCA Building**
- **Block 503, Lot 2**
- **Lot Size: 11723 SF**
- **29,000+ SF - Three-story**
- **7,275 SF of lower level base basement**
- **Multiple offices**
- **General purpose and class rooms**
- **Gymnasium, locker room, auditorium,**
- **Kitchen,**
- **Indoor therapeutic pool**
- **On-street Parking**
- **Tax: \$27,290**

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Trenton Redevelopment Map

**FOR INFO CONTACT:**  
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