



**COLDWELL BANKER**  
**REALTY**

## 205 State Route 31 N, Washington, NJ 07882



- 13 Private Offices/Exam Rooms
- Over 25 Parking Spots
- Easy Access to Easton/RT 78/Phillipsburg/Flemington/RT 22
- 3 Major Hospitals within 20 miles

Introducing an exceptional commercial property offering 6,800 square feet of meticulously renovated and expanded space. This stunning building combines modern elegance with functionality, ideal for executive offices, professional services, healthcare services or corporate headquarters.

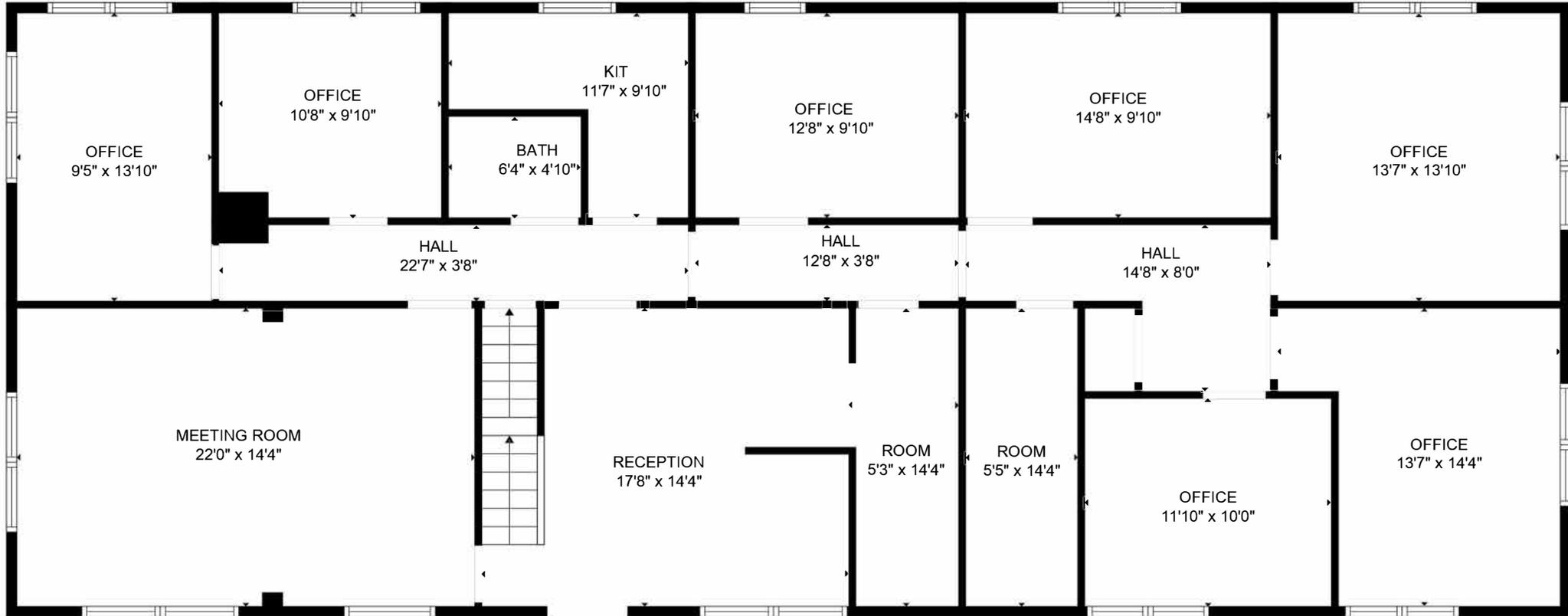
Upon entry, you're greeted by a grand front foyer that sets the tone for the sophisticated atmosphere throughout, wood floors, tile and well maintained flooring span both the first and second levels, enhancing the warmth and style of the space.

13 private offices ensure productivity and privacy, while a dedicated board meeting room provides the perfect environment for strategic discussions. The recent addition seamlessly integrates with the original design, adding spaciousness and versatility.

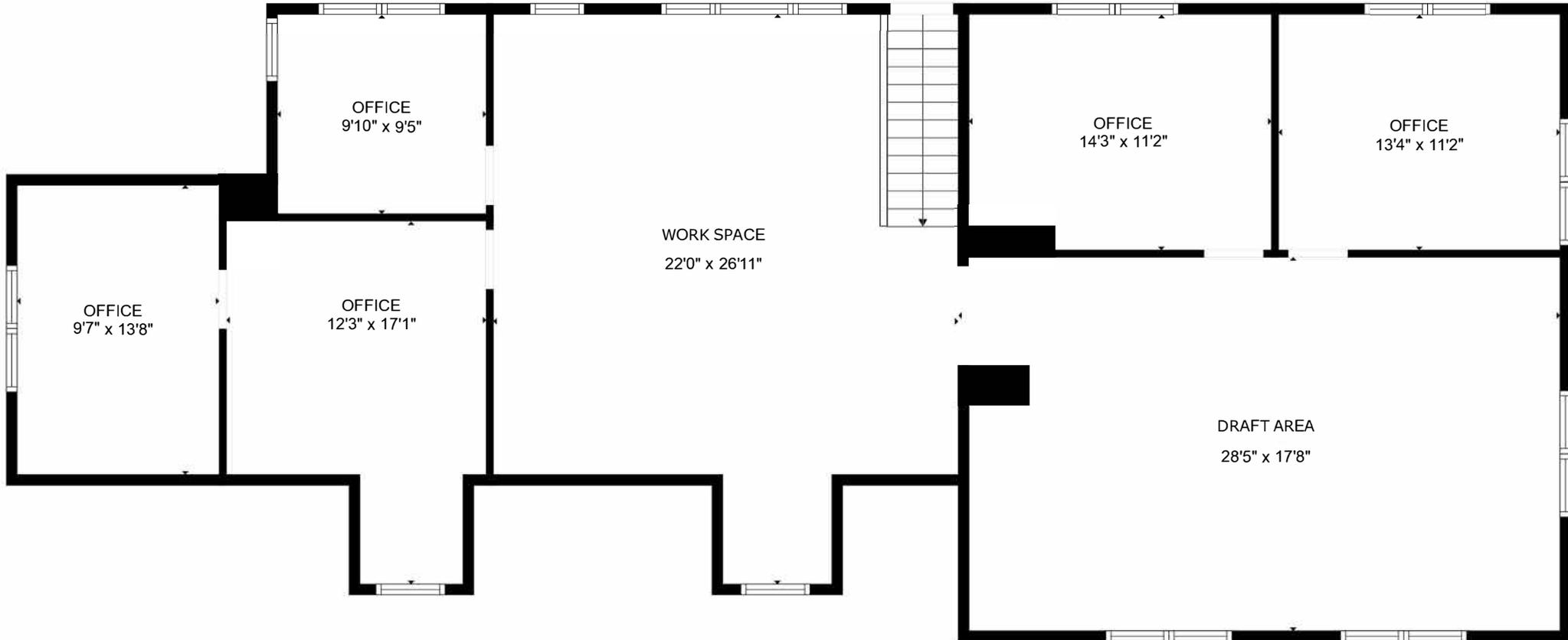
Located just 15 minutes from Route 78, this prime spot offers easy access to Eastern Pennsylvania and is just 1 hour from New York City and 1.5 hours from Philadelphia.

Whether for a regional headquarters or an expanding business, this property's strategic location makes it an unparalleled opportunity for both convenience and prestige.

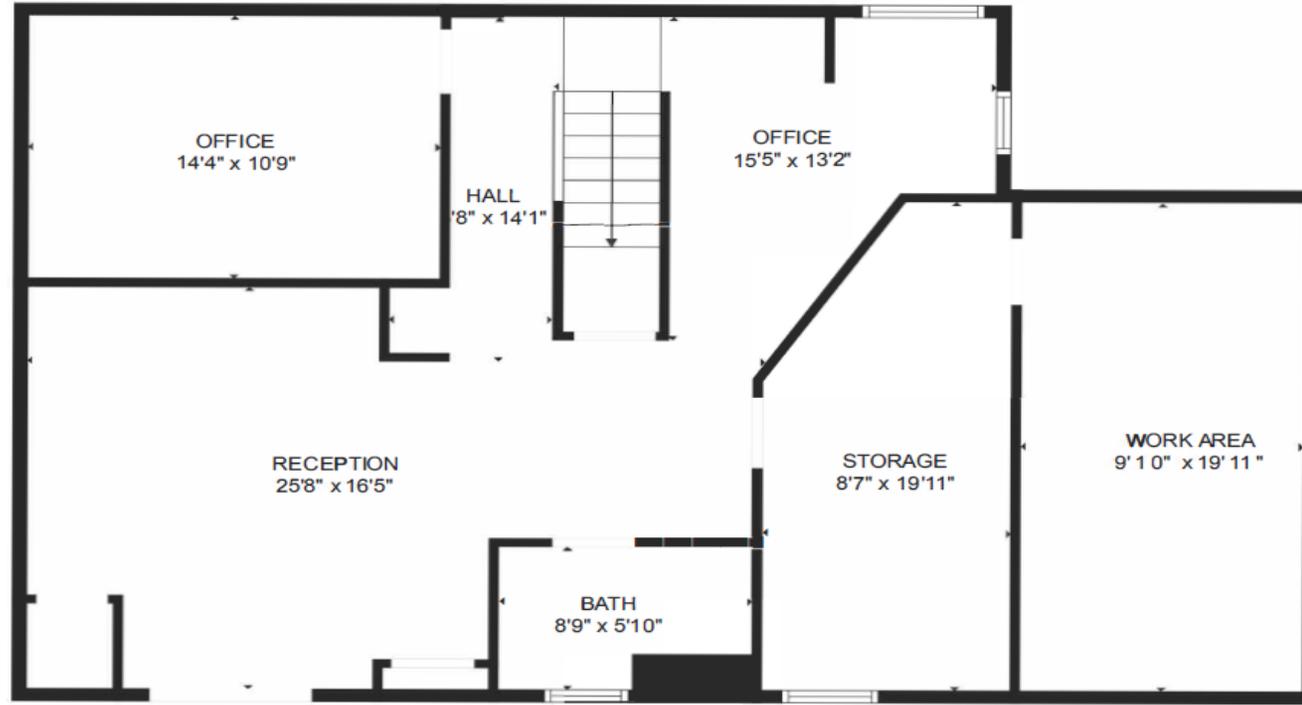
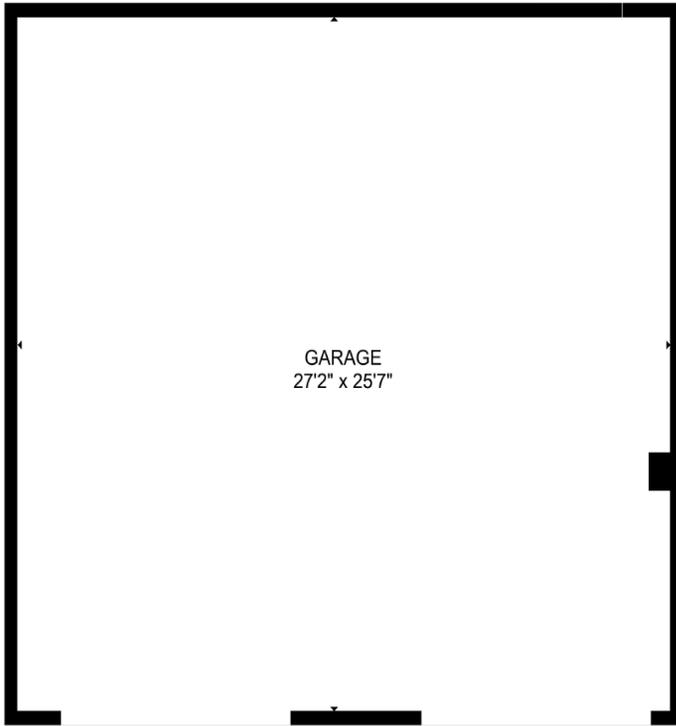
# Main Floor Entrance



# Second Floor



Rear Entrance





# 205 State Route 31 N, Washington, NJ 07882

## Property Facts

Property Type	Commercial
Property Subtype	Commercial (General)
Parking	16
Number of Stories	3
Building Area (sq ft)	6,800
Lot Size	1.03 acres
Lot Dimensions	1.03 AC
Year Built	1970
Garage (spaces)	2
Construction	Frame

APN	22 00030-0000-00016
FIPS Parcel Number	3404122 00030-0000-00016
Zoning	GC see page 14
Census Tract	340410319.001007
Description	LOT:16 BLK:30
City/Municipality/Township	Washington, NJ 07882
General Use	Professional Bldg
Property Use	Engineering Consultants
Overall Use	SEE ZONING PAGE USES
Taxes 2023	2023 \$15,716

## Extended Property Facts

Lot Size - Square Feet	44867 sq ft
Lot Size - Acres	1.030 ac

## Front Reception



Step into a timeless and inviting business entrance, where the classic charm of a well-designed foyer instantly makes an impression.

The bold, white trim adds a touch of elegance and refinement, framing the space with clean, traditional lines. Beneath your feet, superior craftsman hardwood floors provide warmth and sophistication, their rich grain and flawless finish a testament to quality craftsmanship.



Enter a spacious conference room designed to foster collaboration and inspire productivity. The room boasts ample seating, state-of-the-art technology, and large windows that flood the space with natural light, creating an inviting atmosphere for meetings and presentations.



Throughout the first floor, the executive style offices offer both luxury and functionality. These offices are generously sized, providing a comfortable and efficient workspace, with sleek, classic furnishings and high-end finishes.



Plenty of workspace, where creativity and functionality meet in a modern, open environment. The room features expansive desks and collaborative stations, allowing for seamless teamwork and project development.



Natural light streams through large windows, highlighting the clean lines and minimalist design that foster a sense of innovation.

With plenty of space for blueprints, models, and digital tools, this workspace is tailored to support the needs of both architects and engineers as they bring visionary projects to life.



## Break Room



## Rear Employee Entrance



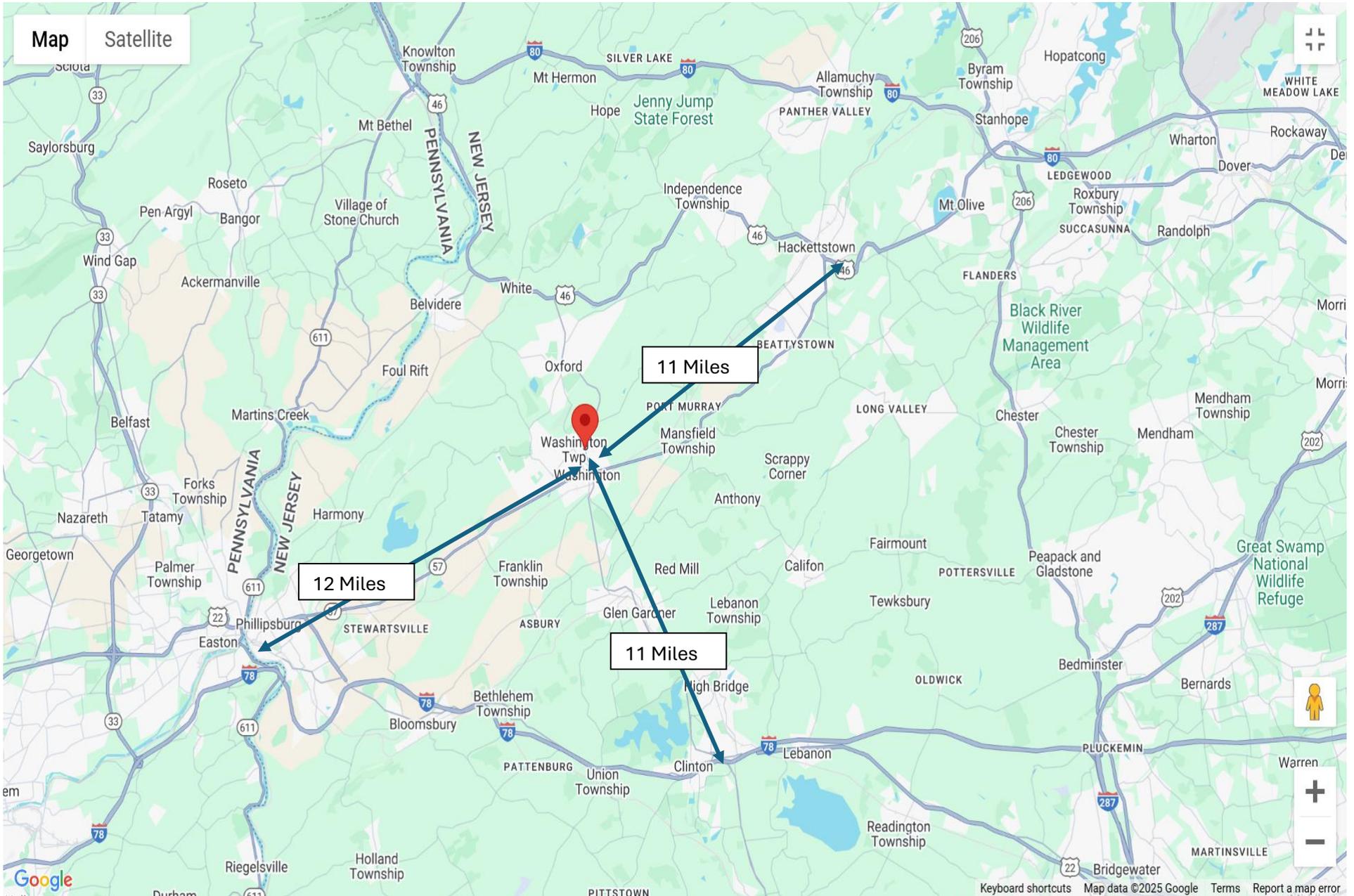
# Driveway Entrance to Rear Parking





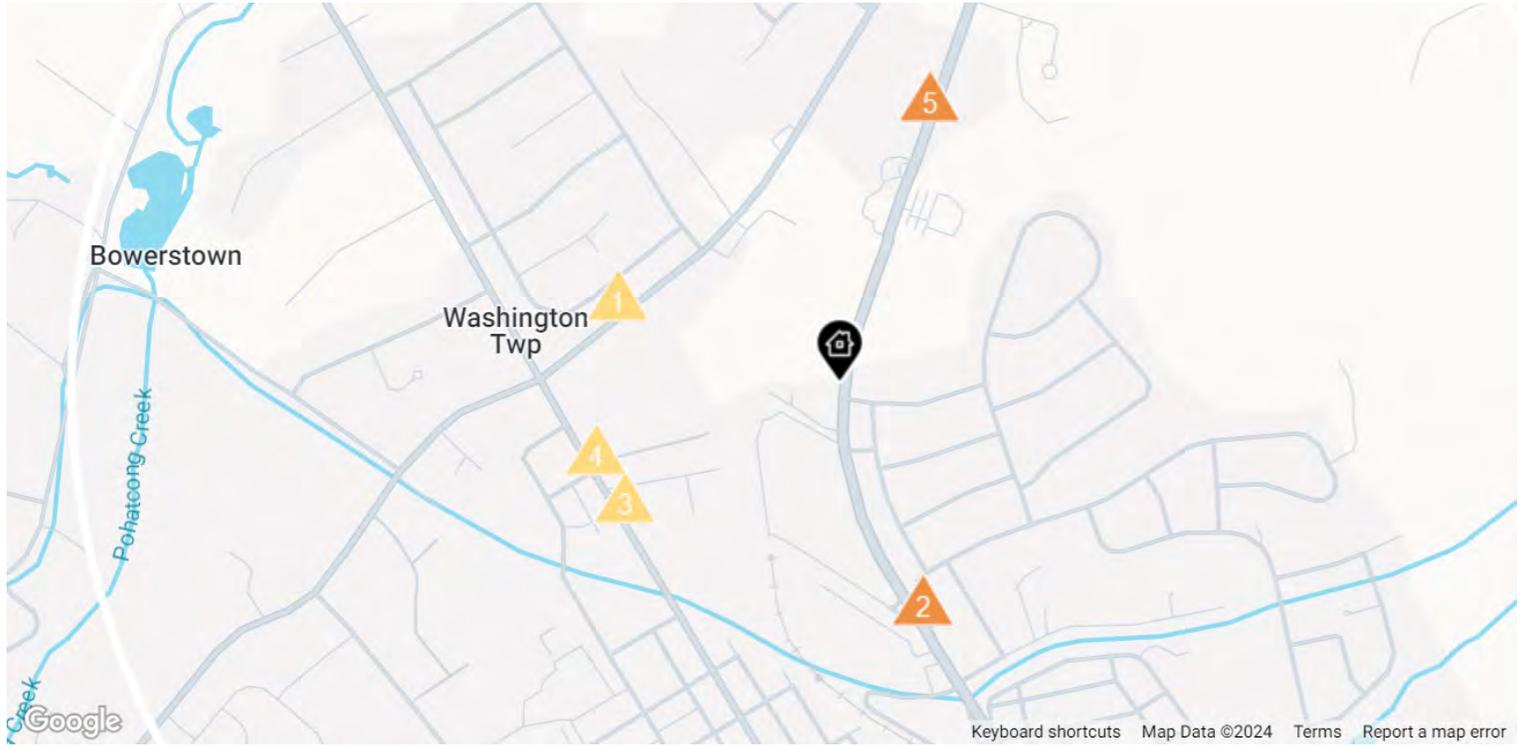
## Rear Parking Area







# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1

## 2,649

2023 Est. daily traffic counts

Street: Jackson Valley Road  
 Cross: Mine Hill Rd  
 Cross Dir: SW  
 Dist: 0.13 miles

Historical counts

Year	Count	Type
2017	2,674	AADT

▲ 2

## 13,071

2023 Est. daily traffic counts

Street: –  
 Cross: –  
 Cross Dir: –  
 Dist: –

Historical counts

Year	Count	Type
2018	13,197	AADT
2017	13,177	AADT

▲ 3

## 5,723

2023 Est. daily traffic counts

Street: Belvidere Avenue  
 Cross: Green St  
 Cross Dir: NW  
 Dist: 0.05 miles

Historical counts

Year	Count	Type
2018	5,731	AADT
2017	5,821	AADT

▲ 4

## 4,954

2023 Est. daily traffic counts

Street: Belvidere Avenue  
 Cross: –  
 Cross Dir: –  
 Dist: –

Historical counts

Year	Count	Type
2018	4,993	AADT

▲ 5

## 10,715

2023 Est. daily traffic counts

Street: State Route 31  
 Cross: Essex Rd  
 Cross Dir: S  
 Dist: 0.38 miles

Historical counts

Year	Count	Type
2012	10,908	AADT
2000	12,162	AWDT
1994	13,080	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



**§ 123-13. HC and GC Districts. [Amended 11-9-1988 by Ord. No. 88-11; 3-14-1990 by Ord. No. 90-2; 5-17-1994 by Ord. No. 94-8; 3-19-1996 by Ord. No. 96-3; 9-17-1996 by Ord. No. 96-12]**

A. Principal permitted uses on the land and in buildings.

(1) Retail activities limited to the following:

- (a) Appliance stores.
- (b) Art gallery.
- (c) Art and hobby supply stores.
- (d) Auto rental agency.
- (e) Auto supply store.
- (f) Bait shop.
- (g) Bakery store.
- (h) Bicycle sales and repair.
- (i) Bookstore.
- (j) Car wash.
- (k) Clothing store.
- (l) Convenience store.
- (m) Electronics store.
- (n) Florist.
- (o) Furniture and home furnishings store.
- (p) Grocery store and supermarkets.
- (q) Gunsmith.
- (r) Hardware store.
- (s) Jewelry store.
- (t) Liquor store.
- (u) Medical and surgical supplies store.
- (v) Motorcycle sales and service.
- (w) Office supply store.
- (x) Pawn shop.

- (y) Personal care products store.
- (z) Pet store.
- (aa) Pharmacy, including drive-through facilities. [**Amended 8-18-2009 by Ord. No. 2009-15**]
- (bb) Photography supplies.
- (cc) Plumbing and heating supply store.
- (dd) Print shop.
- (ee) Produce stand.
- (ff) Record/audio store.
- (gg) Shoe store.
- (hh) Sporting goods.
- (ii) Tombstones/monuments.
- (2) Banks and financial institutions, including automatic teller machines and drive-through facilities.
- (3) Personal service establishments limited to the following:
  - (a) Diet clinic.
  - (b) Dry-cleaning shop, limited to retail service only.
  - (c) Exterminator.
  - (d) Funeral home or mortuary.
  - (e) Limousine service.
  - (f) Locksmith.
  - (g) Photography studio.
  - (h) Postal and parcel delivery service.
  - (i) Self-service storage facility.
  - (j) Tailoring shop.
  - (k) Taxi stand.
- (4) Day-care centers, child-care centers, nursery schools and educational reading centers. [**Amended 9-21-2021 by Ord. No. 2021-14**]
- (5) Art, martial arts, music and dancing schools.
- (6) Commercial recreation facilities limited to the following:

- (a) Amusement center.
  - (b) Arcade games.
  - (c) Basketball court.
  - (d) Batting cages.
  - (e) Billiards.
  - (f) Bowling alleys.
  - (g) Exercise or health spas or clubs.
  - (h) Golf courses.
  - (i) Golf driving ranges.
  - (j) Gymnasiums.
  - (k) Indoor electronic golf.
  - (l) Indoor soccer.
  - (m) Miniature golf.
  - (n) Racquetball.
  - (o) Rifle range, indoors.
  - (p) Skating rinks.
  - (q) Swimming pools.
  - (r) Tennis court.
  - (7) Museums and libraries.
  - (8) Theaters.
  - (9) Offices and professional office buildings, including incidental research and development facilities.
  - (10) Medical, dental and veterinarian offices.
  - (11) Hospitals, health maintenance organizations and emergency medical care facilities.
  - (12) Restaurants, bars, taverns, night clubs and dance halls.
  - (13) Charitable and philanthropic institutions.
  - (14) Places of worship, including churches and synagogues.
- B. Conditional uses. (For requirements, see § 123-32.)
- (1) Auditorium and assembly halls.

- (2) Automobile sales.
  - (3) Auto body shop.
  - (4) Auto repair shop.
  - (5) Barbershops.
  - (6) Beauty parlors.
  - (7) Community centers, quasi-public clubs and social and fraternal clubs.
  - (8) Contractors equipment and machinery sales.
  - (9) Contractors storage yards.
  - (10) Convalescent centers, nursing homes and drug and alcohol rehabilitation centers.
  - (11) Hotels, motels and conference centers.
  - (12) Laundromats.
  - (13) Nursery (retail).
  - (14) Oil change shop.
  - (15) Public utilities.
  - (16) Rental centers.
  - (17) Service stations.
- C. Accessory uses permitted. Accessory buildings, structures and uses to the foregoing permitted principal uses are permitted, including:
- (1) Off-street parking-and loading. (See § 123-21.)
  - (2) Signs. (See § 123-24.)
  - (3) Fences and walls. (See § 123-17.)
  - (4) Garages to house delivery trucks or other commercial vehicles.
  - (5) Temporary construction trailers and one sign not exceeding 100 square feet advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction, beginning with the issuance of a building permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer and sign are on the site where construction is taking place and are set back at least 15 feet from any street line or lot line.
- D. Maximum building height. No building shall exceed 30 feet in height and 2 1/2 stories, except as allowed in § 123-31.
- E. Area and yard requirements. The following requirements shall apply:

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