

Property Information Sheet

860 Lower Ferry Rd, Unit #0-A • Cambridge Hall • Ewing Township, Mercer County, NJ



Property Details	
Address	860 Lower Ferry Rd, Unit #0-A, Ewing Township, NJ
Building	Cambridge Hall
Block / Lot / Qualifier	Block 322, Lot 15, Qualifier C001
Property Type	Ground-floor office condominium unit – formerly operated as a medical/health services office
Configuration	The 8,728 SF* unit is currently divided into 3 office suites : the main (south) suite formerly occupied by the medical practice, plus two separate suites on the north side that were previously rented to tenants. All 3 suites are currently vacant.
Estimated Size	8,728 SF* (estimated; see disclaimer)
Zoning	R-M (Residential-Multifamily). Office use reported as legal nonconforming. Buyer to verify permitted use and zoning status with Ewing Township.
Occupancy	Vacant
Parking	49 parking spaces available. Buyer to verify assignment/allocation per association documents.
Heating / Cooling	Electric baseboard heat and wall/window A/C units observed, plus ceiling supply vents in portions of the suite. Buyer to verify all systems.
Condition	Sold AS-IS. Portions updated (wood-look vinyl flooring, paint); other areas need cosmetic work (ceiling tiles, carpet, wall finishes).

Interior Layout (per 2017 floor plan and site observation)	
Entrance	Exterior steps to vestibule and foyer at the west end of the suite
Reception	Reception station with adjoining waiting area
Waiting Areas	3 waiting areas
Main Suite – Private Offices	11 private offices, including a larger physician's office near the foyer; several rooms have sinks
Meeting / Treatment Rooms	Group therapy room and conference room

Work / IT Areas	Open computer/workstation area, plus a separate computer room and server room
Kitchenettes	2 kitchenettes / staff break rooms (one at each end of the suite)
Restrooms	Men's and women's common restrooms off the hall on the north side, shared by all 3 suites within the 8,728 SF unit
Circulation	Central exit corridor running the length of the suite, with marked primary and secondary egress paths
Storage	Multiple closets throughout
North Suites	Two separate office suites on the north side of the exit corridor, previously leased to tenants and currently vacant. These are part of Unit 0-A and are included in the 8,728 SF*. (They are shown hatched as "Rented Office – N.I.C." on the 2017 plan only because the plan was drawn for the main-suite tenant.)
Plan Notes	The area marked "Residential – N.I.C." on the plan is the residential portion of the building and is not part of Unit 0-A.
Furniture	Some furniture on site – conveyance to be confirmed with listing agent

Schedule of Expenses

Expense	Monthly	Annual	Per SF / Year*
Real Estate Taxes (2025 tax record)	\$2,084.92	\$25,018.98	\$2.87
Condo / HOA Fees	\$4,168.81	\$50,025.72	\$5.73
Total Fixed Carrying Costs	\$6,253.72	\$75,044.70	\$8.60

Tax figure per the 2025 tax record. Utilities (electric, water/sewer if separately metered), insurance, maintenance, and any special assessments are not included above and are the buyer's responsibility to verify. Figures are subject to change; buyer to verify with the Ewing Township tax office and the condominium association.

Showing Instructions

Scheduling	All showing appointments through ShowingTime only.
Accompaniment	Buyers must be accompanied by a licensed real estate agent at all times. Buyers are not to be granted access without a licensed real estate agent present.
Entrance	Side door on the left side of the building (when facing the building from the front).
Lighting	Some areas have limited lighting.
Offers	Email realtormarcos1@gmail.com with proof of funds or pre-approval. All offers subject to seller approval.

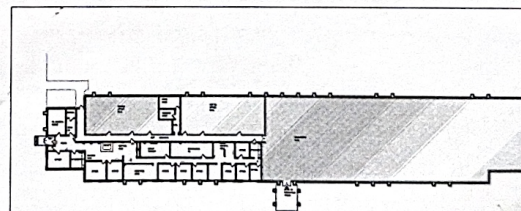
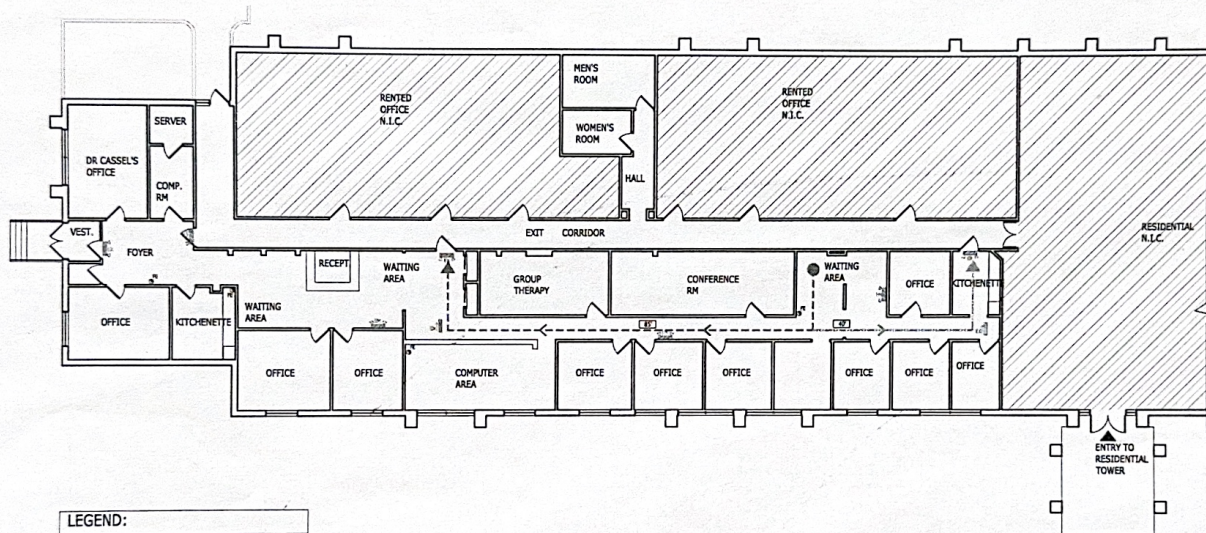
Disclaimer

**Square footage is an estimate obtained from third-party public records and has not been measured or verified by the seller or listing broker. The attached floor plan is dated September 22, 2017, was prepared for a prior occupant, and is provided for reference only; it may not reflect current conditions. Buyers and buyer's agents must independently verify square footage, layout, zoning, permitted use, taxes, association fees, parking, and all other information. All information herein is deemed reliable but not guaranteed and is subject to errors, omissions, changes, prior sale, or withdrawal without notice. Property is sold AS-IS.*

Listing Agent: Jose "Marcos" De Oliveira, Realtor® Associate, Vylla Home
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Floor Plan – Existing Ground Floor (dated Sept. 22, 2017) – For Reference Only

SEE ATTACHED



ECG ARCHITECTS, LLC

60 EVERGREEN PLACE, SUITE 905,
EAST ORANGE, N.J. 07018

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E-MAIL: edganie@ecgarchitects.com

OWNER: KWENYAN PROFESSIONAL
HEALTH SERVICES
(973) - 672 - 6900
PROJECT: EXISTING CONDITION -
EVACUATION PLAN
LOCATION: XX

DRAWING TITLE: FLOOR PLANS & TOILET
ELEVATIONS

DATE: SEPT 22, 2017
PROJECT NO: XX-XXX
DRAWN BY: T. ADELANI
CHECK BY: E. GBANITE
DRAWING NO: A-003.00
EDMUND C. GBANITE
N.J. LIC. # AL 01547200
N.Y. LIC. # C00848P-1
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