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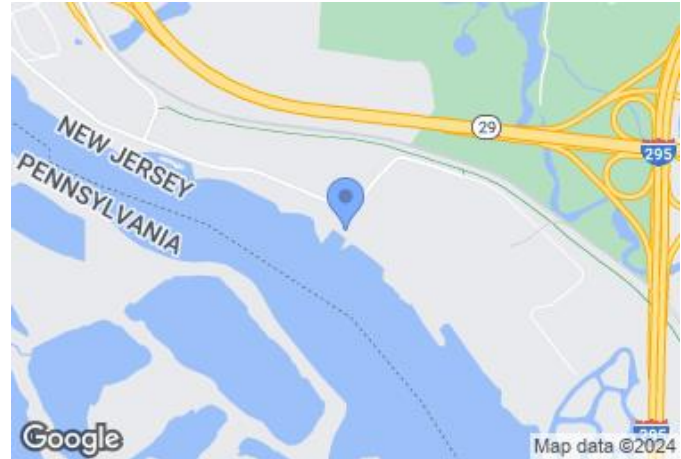
Client Full

2445 Lambertson Rd, Trenton, NJ 08611

Active

Commercial Sale

\$1,350,000



MLS #: NJME2036514
 Tax ID #: 03-02506-00007
 Ownership Interest: Fee Simple
 Sub Type: Special Purpose
 Waterfront: Yes
 Views: Panoramic, River, Scenic Vista

Available SqFt: 0.00
 Price / Sq Ft: 1,350,000.00
 Business Use: Marina
 Year Built: 1930

Location

County: Mercer, NJ School District: [Hamilton Township](#)
 MLS Area: Hamilton Twp - Mercer County (21103)

Waterfront / Water Access

Waterfront Features: Private Dock Site Water Body Type: River
 Water Access: Yes; Canoe/Kayak, Fishing Allowed, Private Access Water Frontage in FT: 300
 Riparian Rights: Yes
 Navigable Water: Yes

Taxes and Assessment

Tax Annual Amt / Year: \$10,832 / 2022 Tax Assessed Value: \$333,200 / 2022
 County Tax: Annually Imprv. Assessed Value: \$102,700
 City/Town Tax: Annually Land Assessed Value: \$230,500
 Clean Green Assess: No Land Use Code: 0
 Zoning: R5 Block/Lot: 02506 / 00007
 Tax Book: 06089,00146

Commercial Sale Information

Business Type: Marina Potential Tenancy: Multiple
 Building Area Total: 1 / Estimated

Building Info

Building Total SQFT: 1 / Estimated Construction Materials: Block
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 1.89a / 82505.53sf / Estimated Lot Size Dimensions: 59.00 x 266.00
 Views: Panoramic, River, Scenic Vista Road: Gravel
 Fencing Y/N: Yes

Parking

Total Parking Spaces: 0 Features: Parking Lot

Interior Features

Interior Features: Accessibility Features: Other

Utilities

Utilities: Electric Available, Natural Gas Available, Water Available; No Cooling; Cooling Fuel: Electric; Heating: Heat Pump-Oil BackUp; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Septic Exists

Remarks

Inclusions:

Property has 2 LOTS which are not correctly noted in public records: 1.18 acres parcel 2506.7.01 and 1.89 acres parcel 2506.7.00. Both are part of the sale

Public:

Located in a spectacular section of the Delaware River with practically no neighbors in sight this is an incredible opportunity to acquire a unique private residential gated Marina. Picturesque views, secluded location with residential apartment outlet. The Marina currently offers 20 slips. The basin is 300x200 and can easily support 40+ slips and it has Riparian rights! Bring the Marina back to full operational capacity, turn it into a thriving commercial complex with residences and maybe a restaurant or maximize on the residential portion of the property. Add a fishing pier, put additional boat slips and boat storage or a campground to turn this property into desirable location for boat owners in the Philadelphia region. All change of use are subject to Township approval. Needs TLC. Put your imagination at work. Owner retiring. Take over a historic operation-Ross Marine has been in existence over 90 years. Business, including loyal client list is part of the sale.

Directions

From Rt 29 to Canal Blvd to Lamberton Rd

Listing Details

Original Price:	\$1,350,000	DOM:	120
Sale Type:	Standard		
Listing Term Begins:	10/21/2023		
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional		

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	2.5% Of Gross
Transaction Broker:	2.5% Of Gross	Dual/Var Comm:	Yes
Transaction Broker 2:	-\$275		





Search Criteria

Status is 'Active'

List Agent MUI is 173284180

Co List Agent MUI is 173284180

Selected 1 of 5 results.