

FOR SALE

Trenton New Jersey



1200-1204 Hamilton Ave. | 1204-1208 Hamilton Ave.
502 S. Olden Ave | 506-Aft S Olden Ave



Amazing Opportunity for an Investor!

Amazing opportunity! multi building site with a large parking lot on 4 block and lots. 15 Residential units and 2 commercial store fronts. Retail stores feature high exposure and heavy vehicular traffic. Residential units are well maintained and have great upside.

Property Location	Block	Lot
1200-1202 Hamilton Ave	29201	25
1204-1208 Hamilton Ave	29201	24
502 S. Olden Ave	29201	30
506-Aft S. Olden Ave (Parking Lot)	29201	28



ASKING: \$2,599,000

MICHAEL DUKHOVNY

NY, NJ and PA Licensed Real Estate Broker

917-417-2990

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UNITED NATIONAL REALTY

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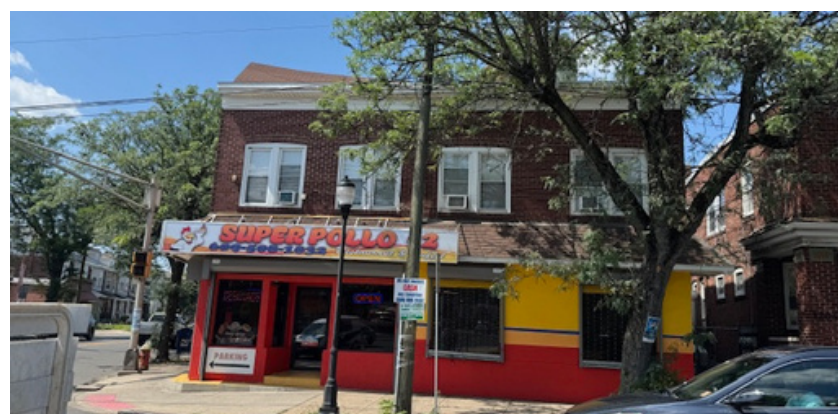
Trenton Properties – Residential Rent Roll

Unit Amount	Bedrooms	Regular Rent	Subsidy Rent	Total
1 Unit	0 BR	\$800.00	\$155.00	\$955.00
3 Units	1 BR	\$3,000.00	\$1,545.00	\$4,545.00
6 Units	2 BR	\$9,600.00	\$1,851.00	\$11,106.00
5 Units	3 BR	\$10,000.00	\$2,295.00	\$11,475.00
	MONTHLY	\$23,400.00		\$28,084.00
	YEARLY	\$280,800.00		\$337,008.00

Commercial Leases

Tenant	Monthly Rent	Annual Rent
Pollo 2 Restaurant	\$4,200.00	\$50,400.00
Chinese Take Out	\$1,746.00	\$20,952.00
TOTAL	\$5,946.00	\$71,352.00

Real Estate taxes,
water/sewer, insurance,
etc (all properties)
\$114,711 annually



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