

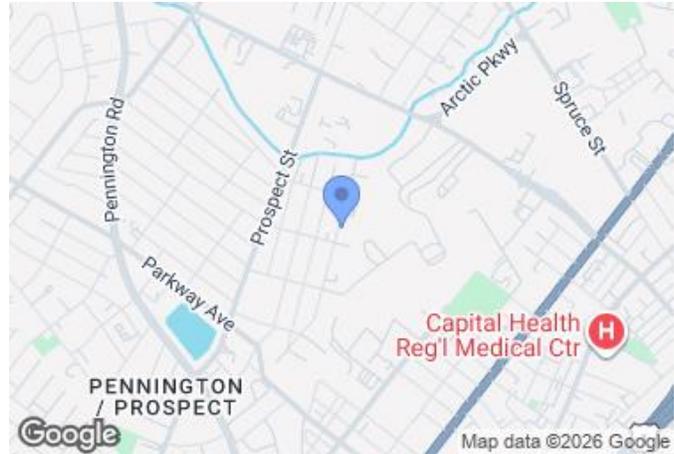
Client 360

312-304 Stokes Ave, Ewing, NJ 08638

Active

Commercial Sale

\$1,300,000



MLS #: NJME2071462
 Tax ID #: 02-00021 01-00065
 Ownership Interest: Other
 Unit Entry Floor: 1
 Sub Type: Industrial
 Waterfront: No
 Views: Street

Available SqFt: 8,984.00
 Price / Sq Ft: 302.04
 Business Use: Auto Related, Flex, Manufacturing, Other, Other/General Retail, Storage, Truck Maintenance Facility
 Year Built: 1950
 Property Condition: Average

Location

County: Mercer, NJ School District: [Ewing Township Public Schools](#)
 MLS Area: Ewing Twp - Mercer County (21102)

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$13,309 / 2025	Tax Assessed Value: \$162,700 / 2025
County Tax: Annually	Imprv. Assessed Value: \$137,300
City/Town Tax: Annually	Land Assessed Value: \$25,400
Clean Green Assess: No	Historic: No
Zoning: IP-3	Land Use Code: 0
Zoning Description: Zoned Olden Avenue Redevelopment - Subsection #7a. Small business/light industrial. See documents for proper usage.	Block/Lot: 00021 65 / 00065
Tax Book: 6489,1475	

Commercial Sale Information

Business Type: Auto Related, Flex, Manufacturing, Other, Other/General Retail, Storage, Truck Maintenance Facility	Potential Tenancy: Multiple
Possible Use: Commercial, Distribution, Flex Space, Industrial, Investment, Livestock, Manufacturing, Mixed, Other, Printing, Vacant, Warehouse	Building Area Total: 4,304 / Estimated
Property Use: Owner User	

Unit 1:

Level:	Finished SqFt:	Contiguous Space
Occupied: No	Lease Type:	Lease Exp:
Monthly Rent:	Security Dep:	Projected Mo Rent
Features:		

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Building Info

Building Total SQFT:	4,304 / Estimated	Building Classification:	Class C
		Construction Materials:	Block
		Flooring Type:	Concrete
		Total Loading Docks:	1
		Total Levelers:	0
		Total Drive In Doors:	3

Lot

Views:	Street	Lot Size Dimensions:	50.00 x 201.00
Fencing Y/N:	Yes	Road:	50 / Paved
Location Type:	Industrial Park	Lot Features:	Road Frontage, SideYard(s)
		Tax Opportunity Zone Y/N:	Yes

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces	15	Features:	Parking Lot, Fenced, Paved Parking
Total Parking Spaces	15		

Interior Features

Interior Features: Accessibility Features: Level Entry - Main; Carbon Monoxide Detector(s), Main Entrance Lock, Smoke Detector

Utilities

Utilities: Central A/C, Window Unit(s); Cooling Fuel: Natural Gas; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Rare Mercer County industrial package: two warehouse buildings with a large shared parking lot in Ewing Township's IP-3 Industrial Park Zone. Portfolio includes 304 Stokes Ave (±4,680 SF) plus 312 Stokes Ave (±4,304 SF) for a combined 8,984 SF. 304 is tenant-occupied with a long-term lease in place (lease info upon request), offering immediate income for investors. 312 will be delivered vacant, ideal for an owner/user or value-add lease-up. Property is located within an Urban Redevelopment Area, offering potential tax incentive and redevelopment benefits for qualified projects (details available; buyer to confirm eligibility). A rare "use one / rent one" opportunity with parking and flexibility in a high-demand industrial corridor. PHOTO'S COMING

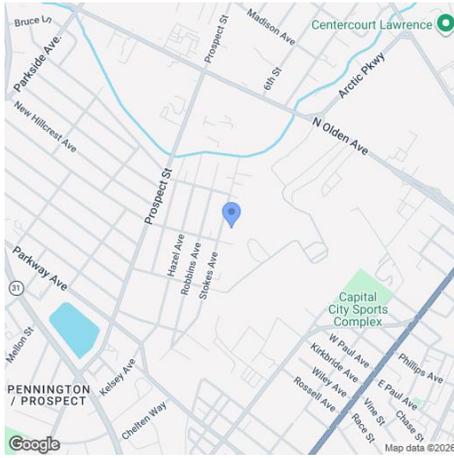
Directions

Get on I-195 W from Yardville Hamilton Square Rd 5 min (2.1 mi) Continue to Trenton 6 min (6.0 mi) Continue on NJ-29 N. Take Calhoun St to Stokes Ave in Ewing Township

Listing Details

Original Price:	\$1,300,000	DOM:	20
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	01/09/2026	Seller Concessions:	No
Possession:	Settlement		





Summary Information

Owner:	304 312 Stokes Llc	Property Class:	Commercial
Owner Address:	950 Airport Rd	Annual Tax:	\$6,590
Owner City State:	Lakewood Nj	Record Date:	06/23/22
Owner Zip+4:	08701-5911	Settle Date:	06/10/22
No Mail(P):	No	Book:	6489
Owner Carrier Rt:	C033	Page:	1475
		Doc Num:	000000030195
		Tax Record Updated:	11/05/25

Geographic Information

County:	Mercer, NJ	Mid Sch Dist:	Ewing Twp
Municipality:	Ewing Twp	Lot:	00065
High Sch Dist:	Ewing Twp	Census:	0034.002
Elm Sch Dist:	Ewing Twp		
Tax ID:	02-00021 01-00065		
Tax Map:	4		
Block:	00021 01		
Tax Act Num:	00130906		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$6,590	Total Land Asmt:	\$25,400
Asmt As Of:	2025	Taxable Land Asmt:	\$25,400	Total Bldg Asmt:	\$137,300
Fire District:	1	Taxable Bldg Asmt:	\$137,300	Total Asmt:	\$162,700
				Taxable Total Asmt:	\$162,700

Lot Characteristics

Frontage:	50.00	SQFT:	10,050	Zoning:	IP-3
Depth:	201.00	Acres:	0.2307		
County Desc:	50X201				

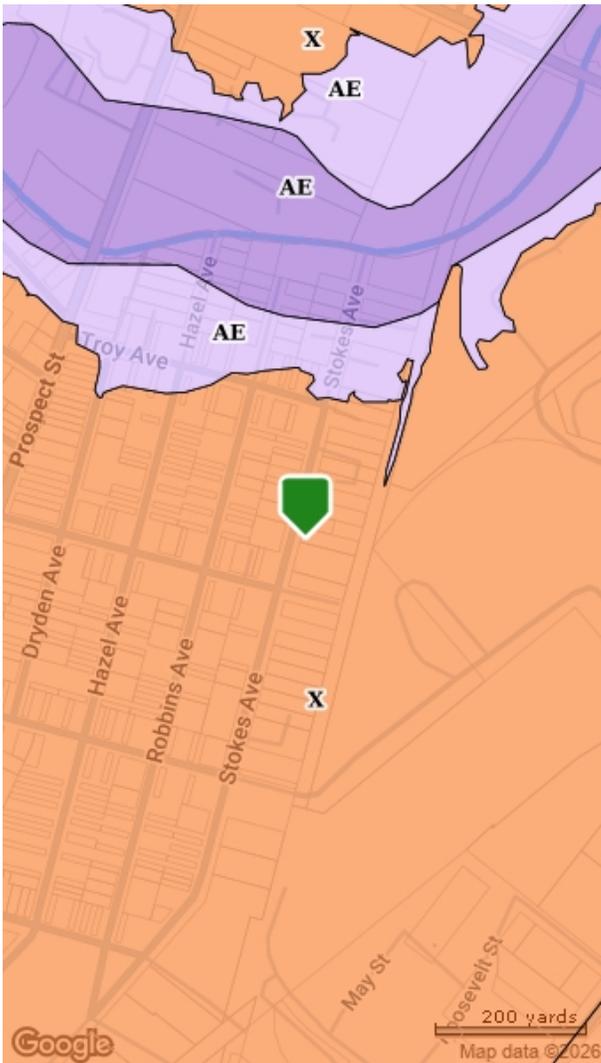
Building Characteristics

Residential Design:	1 Story	Family Room:	0	Year Built:	1950
Stories:	1.00	Exterior:	Block	Building Desc:	1S CB
Abv Grd Fin SQFT:	4,304				
Fireplace Total:	0				

Codes & Descriptions

Land Use:	0		
Exempt Statute:		Part Exempt Code	Exempt Facility:
Part Exempt Code		Part Exempt Code	Part Exempt Code
County Land Desc:	50X201		County Bldg Desc: 1S CB

Flood Zone in Center of Parcel:	X		
Flood Code Desc:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		
Flood Zone Panel:	34021C0207F	Panel Date:	07/20/2016
Special Flood Hazard Area (SFHA):	Out		
Within 250 feet of multiple flood zone:	No		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with

the county or municipality.

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