



Commercial Property Network, Inc.

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www.cpnrealestate.com

OFFICE-MEDICAL: Sale or Lease/Low rates-reno available
83 Princeton Avenue, Hopewell Township-Immediate Occupancy
Significant Renovations, inside and out/2024



13,500/SF Full building for sale, with income/expansion potential.

Suites from 548sf, 1271sf, 1556sf, 2226sf, 2609sf & 4835sf full top floor.

In town location, providing great access, ample parking and close to services.
Recent lobby, bathroom and exterior renovations, newly paved parking lot.

Total: 13,500/SF, 3 floors, elevator served

Suites: Varied sizes with several offering sole exterior access
Plumbed Dental Suite Available

Zoning: Office Professional Service uses allowed/Commercial-1 zone

Parking: Over 50 spaces

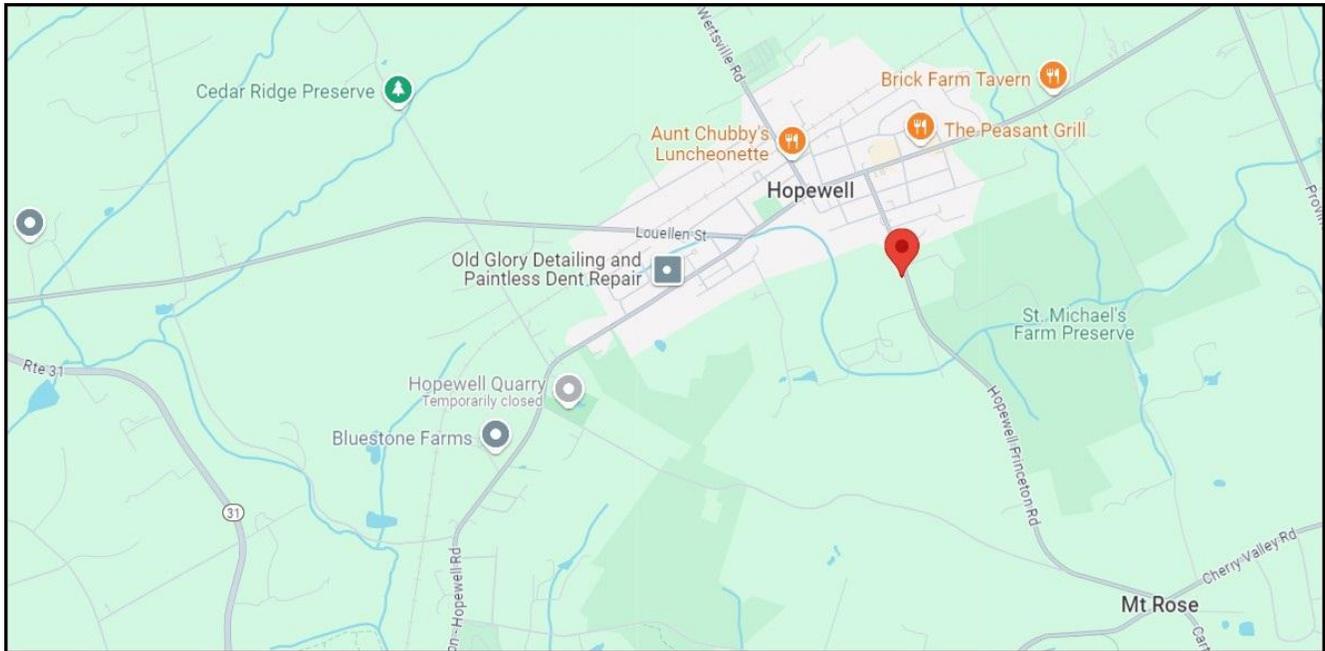
Signage: Signage potential for large tenant

RATES: For Lease: Asking \$18.50/SF, most competitive in region
Immediate occupancy, flexible terms
For Sale: Asking \$137/SF (\$1,850,000)

83 Princeton Avenue is ideal for professional or services firm seeking to own with income and expansion potential.

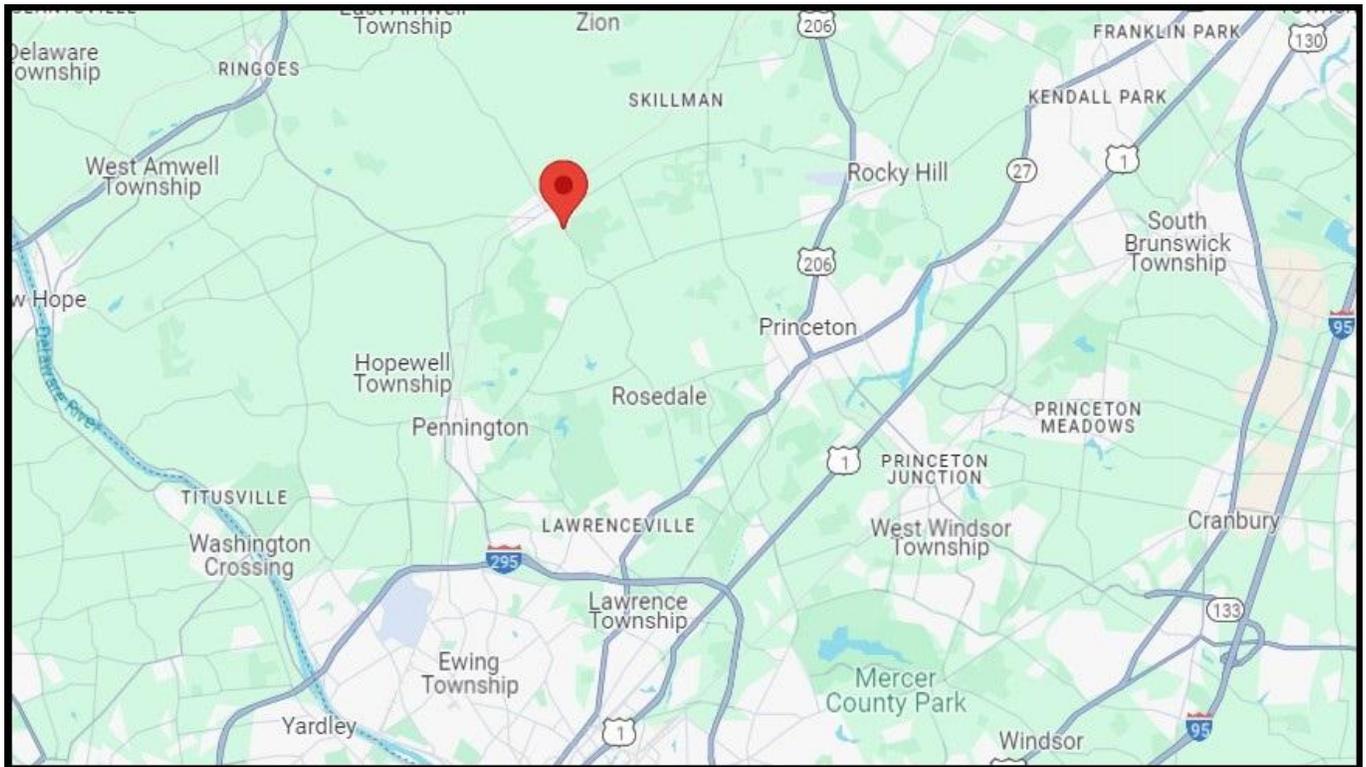
LOCAL MAP

In town location, can walk to restaurants and other services



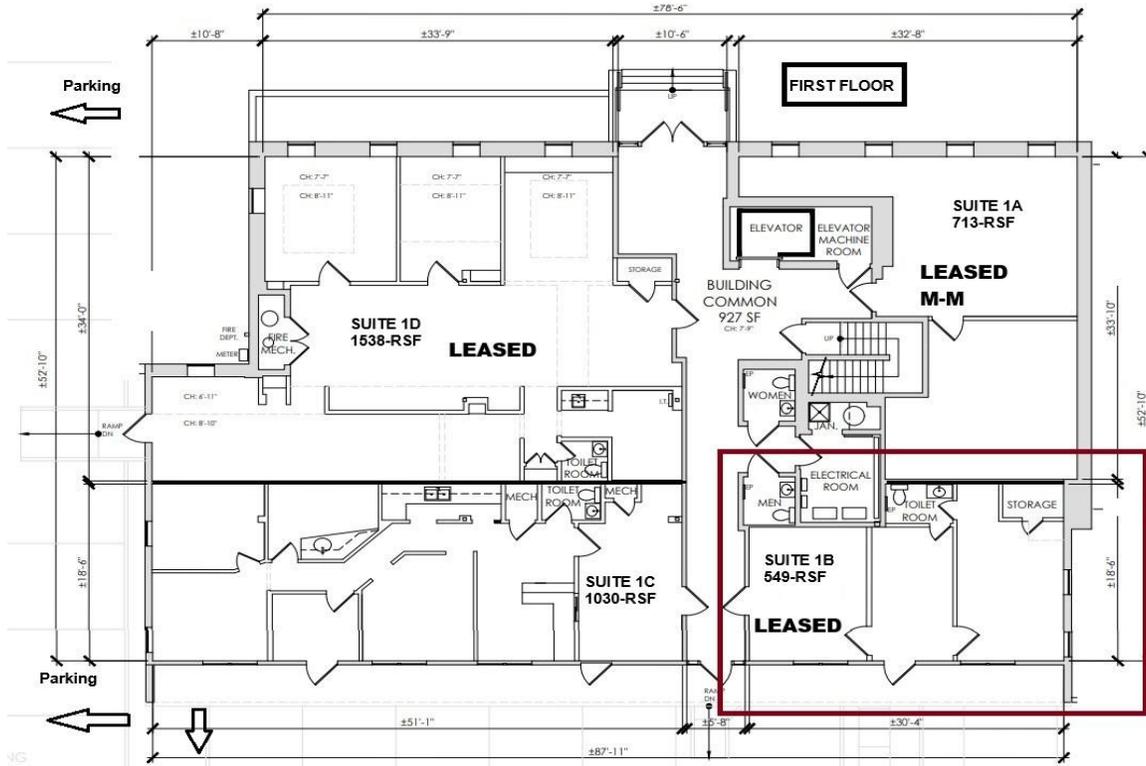
REGIONAL MAP

Convenient to Route 31 and Bucks County. Ten minutes from Princeton.

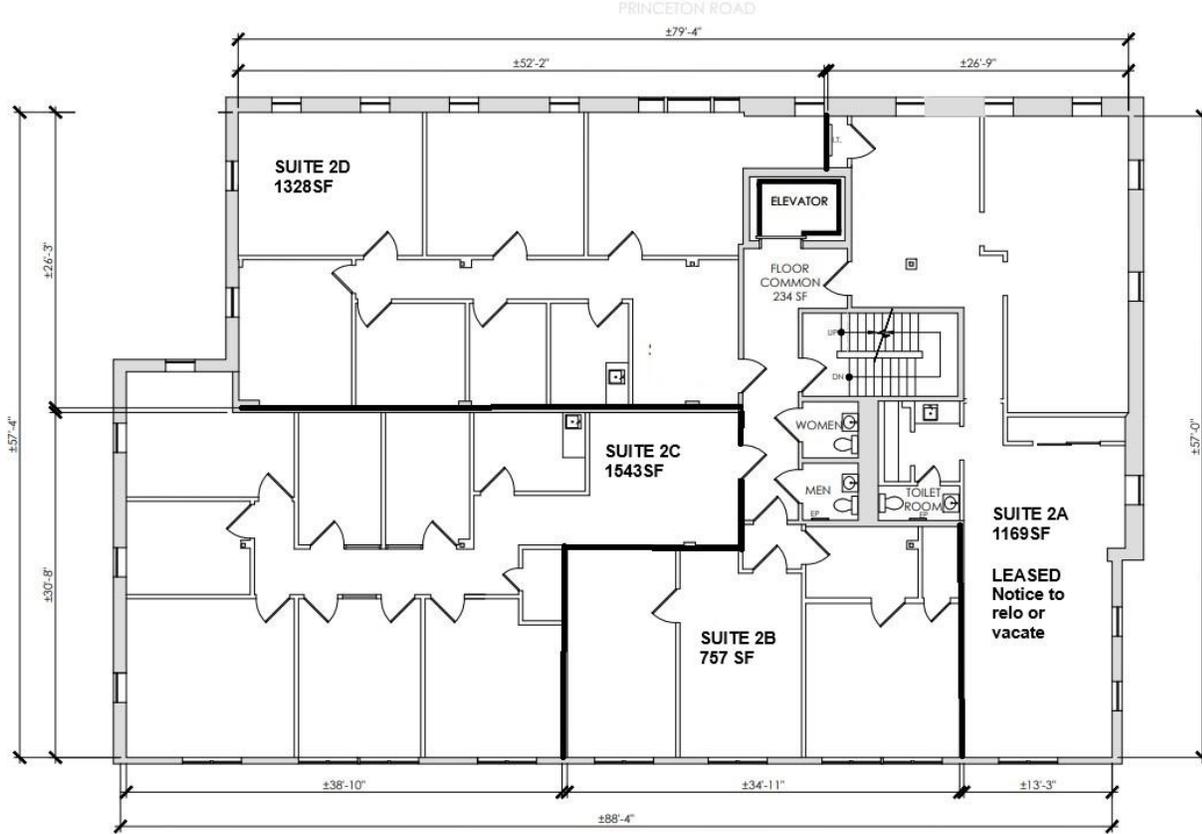




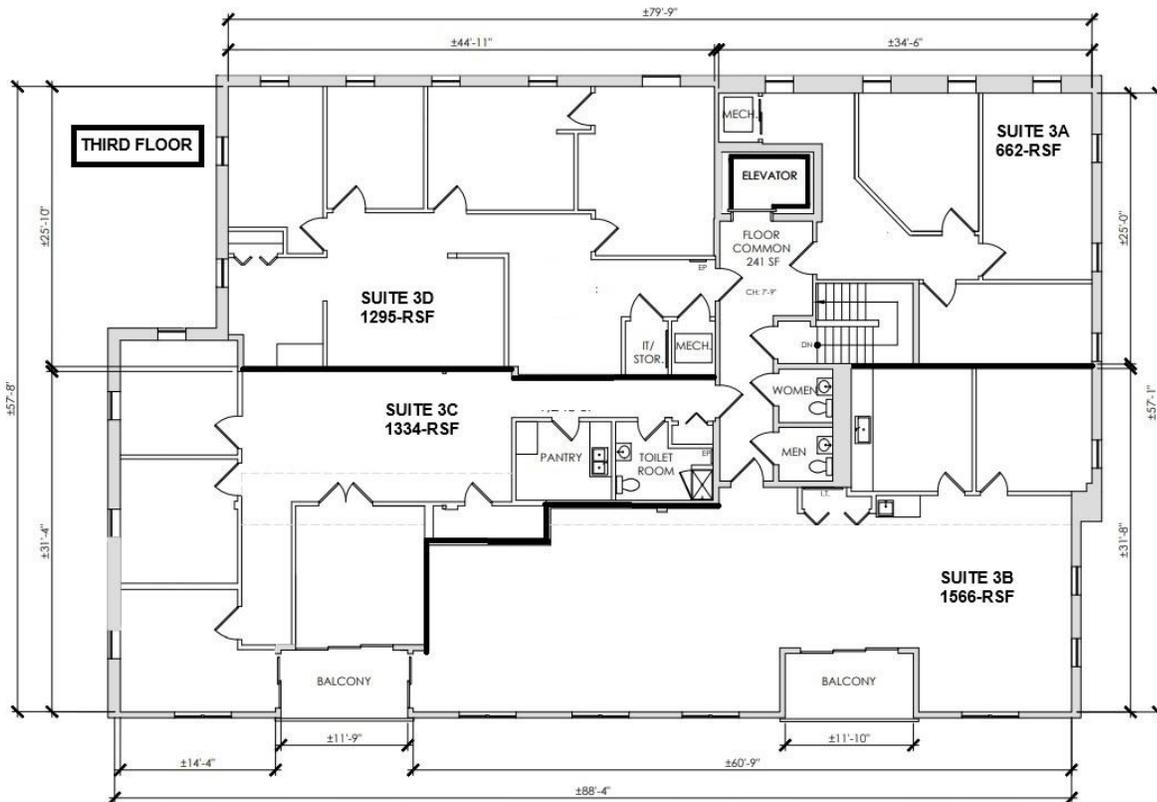
FLOOR PLANS: 1st Floor, 713, 1032 & 2568sf - Direct Exterior Access



SECOND FLOOR: 757, 1169, 1328, 1543, 1926, 2300, 2871, 3628 and 4793/SF



THIRD FLOOR: Total Floor of 4835SF, divisions available



SITE PLAN



For Further Information, please contact:

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