

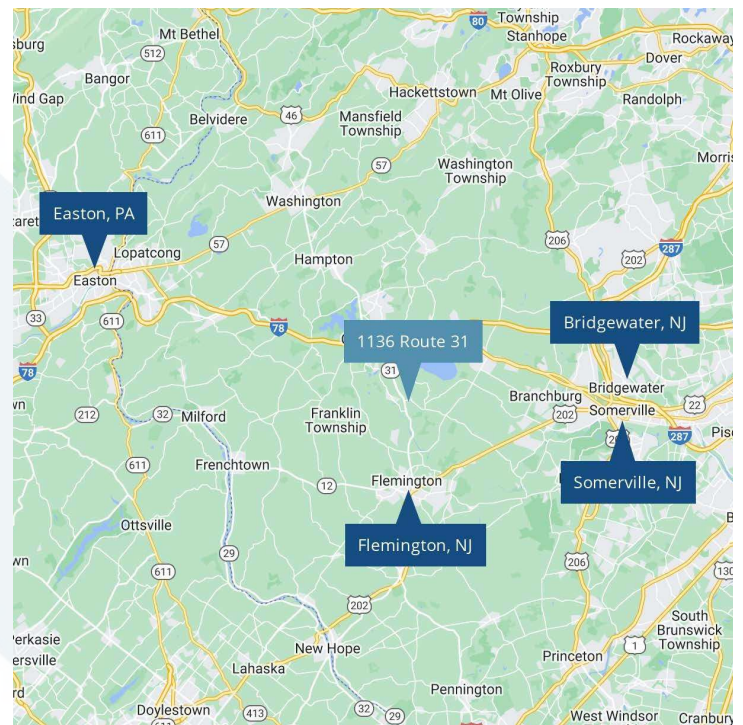
1136 Route 31 | Clinton, NJ 08833

# 3,950± SF FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- **Possession:** Immediate
- **Building Size:** 3,950± SF
- **Zoning:** HC (Highway Commercial)
- **Asking Rent:** \$15.00 PSF NNN
- **CAM Charges:** \$5.00 PSF
- **Sale Price:** \$575,000
- **Block:** 23, **Lot:** 1.01
- **Lot Size:** 1.18± Acres
- **Year Built:** 1987
- **Stories:** 1.5
- **Parking:** Paved parking area
- **Traffic Count:** High traffic location with an average of 24,826± vehicles per day
- **Location:** Corner property on Route 31; close to Clinton, Flemington and Route 78



**SARA SOLIMAN**  
Sales & Leasing Associate  
908.360.8051  
ssoliman@kislakrealty.com

**Kislak Commercial Real Estate Services, Inc.**  
100 Woodbridge Center Drive  
Woodbridge, NJ 07095  
908.360.8050 | kislakrealty.com



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# ADDITIONAL PHOTOS



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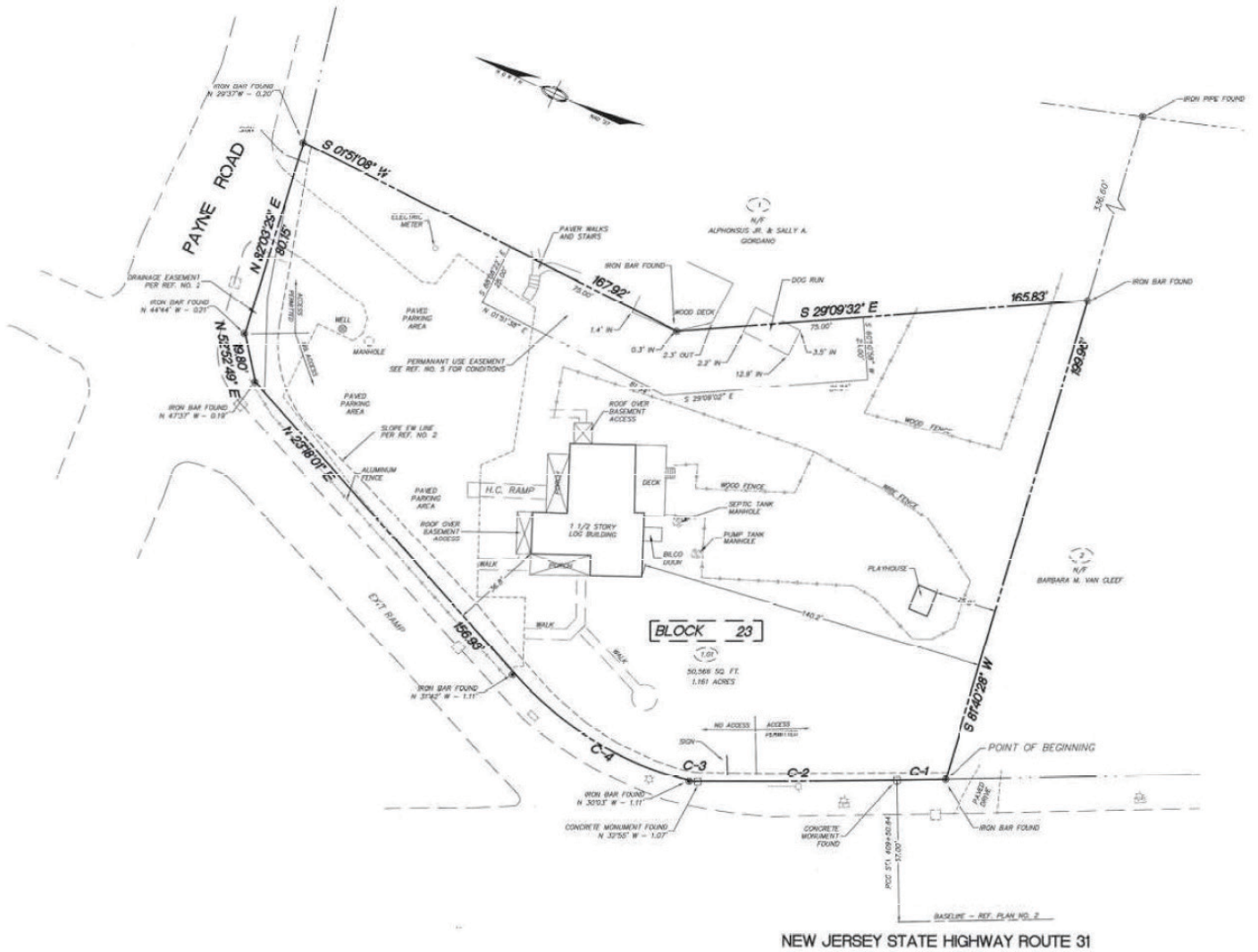


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# SITE PLAN



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