



123 Franklin Corner Road Units 210 & 211

Lawrenceville, NJ 08648

Available for Sale or Lease:

- 2,105 SF Contiguous
- 2nd Floor Medical/Office Condos
- Elevator Serviced
- Parking: 5 Cars per 1,000 SF
- Taxes: \$3.05/SF per year
- Condo Fees: \$4.47/SF
- Zoning: O Office
- Conveniently located just off 295 and Route One.
- Public Transportation:
 - Hamilton Commuter Rail/ NJT 5 min drive
 - Trenton Mercer Airport, 15 min drive
- Contiguous to 3,900 SF of Medical space for total of 6,000 SF; Former OBGYN Medical space

Sale Price: \$390,000

Lease Rate: \$20/SF plus all Operating Expenses



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:

Gerard Fennelly