

FOR SALE – Income Property

48 W. Lafayette St.

Trenton, Mercer County, NJ 08608

DOWNTOWN TRENTON BUSINESS DISTRICT

NEW PRICE!

2 Income Units

FIRST FLOOR: 800+ SF modern Beauty Salon, fully equipped with reception desk, 2 wall-mounted hair dryers, 2 shampoo stations, 2 massage /waxing tables, bathroom.

SECOND FLOOR: 6-room apartment with bedroom, bath, family room, dining room, kitchen, loft. Currently leased.

BASEMENT with washer/dryer

AVAILABLE IMMEDIATELY!



Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate

Offered exclusively by:

*Joseph R. Ridolfi & Associates, LLC
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FOR SALE

2-Story Income Property

48 W. Lafayette Street

Trenton, Mercer County, NJ 08609

Location: 48 West Lafayette Street, City of Trenton, Mercer County, New Jersey 08609 (Block 1903, Lot 19). Located in downtown Trenton Business District.

Description: 1,563 SF 2-story building, maintenance-free vinyl siding. Two income units:

- **1st Floor:** Beauty salon, approx. 800 SF, equipped with reception desk, 2 wall-mounted hair dryers, 2 shampoo stations, hair/make-up station, 2 massage/waxing tables, bathroom, window blinds
- **2nd Floor:** 6-room apartment with bedroom, bathroom, kitchen, dining room, living room, family room, loft. Currently leased, \$1950/month rent.
- **Basement:** washer/dryer, newer gas furnace and hot water heater

Lot Size: 16' X 85'

Taxes: \$5,206.75 (2025)

Sale Price: \$324,900



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