

2 APARTMENTS, 1 STORE, PARTIAL BASEMENT, AND GARAGE

172 HAMILTON ST



172 HAMILTON ST NEW BRUNSWICK, NJ 08901



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**Commercial Real Estate Sales ▪ Leasing ▪ Management**

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# PROPERTY SUMMARY

172 Hamilton Street, New Brunswick, NJ 08901

(Hard corner of Hamilton St. & Division St.)

4 Window Wide keyholder corner building available for sale. This outstanding location consists of a store, two apartments, a partial basement and garage in back, all sitting on a 32'x84' lot. The corner of division and hamilton is busy and bustling, just 0.4 miles to New Brunswick Train station and 0.3 miles to Rutgers Scott Hall. This is a rare opportunity to own a prominent keyholder corner property with a strong leasing history and excellent visibility along Hamilton Street.

OFFERING PRICE

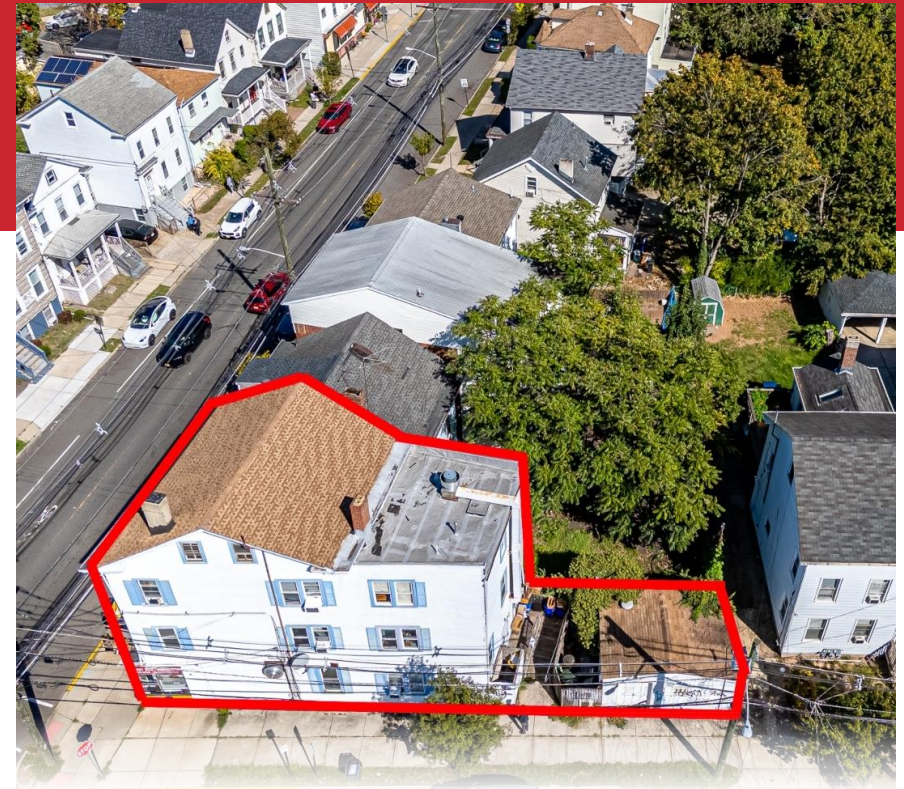
**\$1,540,000**

BUILDING SIZE

**4,009 SF**

Visit [172hamilton.com](http://172hamilton.com) for more photos

<b>Building Type</b>	Independent 3-story corner building
<b>Configuration</b>	2 Apartments, 1 Store, partial basement, and Garage
<b>Frontage</b>	4 windows wide fronting busy Hamilton Street
<b>Occupancy</b>	Fully leased
<b>Proximity to Transit</b>	0.4 miles to New Brunswick Train Station
<b>Proximity to Campus</b>	0.3 miles to Scott Hall (Rutgers University)
<b>Zoning</b>	R5-A

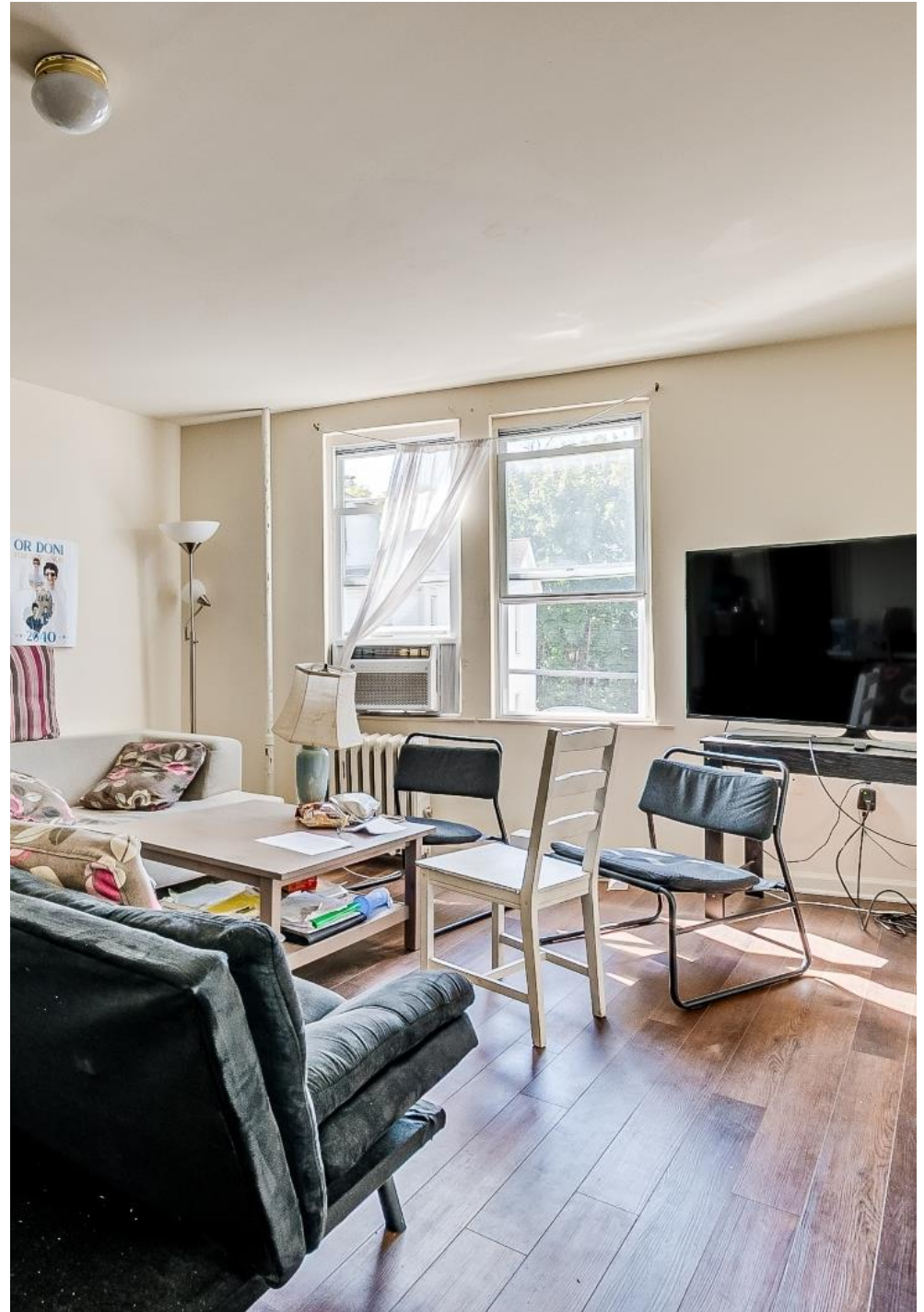


Prominent keyholder corner property with a strong leasing history and excellent visibility along Hamilton Street



# INTERIOR GALLERY







RUTGERS  
UNIVERSITY | NEW BRUNSWICK

RUTGERS  
UNIVERSITY | NEW BRUNSWICK  
Scott Hall

The Yard Student  
Housing Center

Johnson & Johnson

The Aspire  
Luxury Apartments

The Verve Student  
Housing

STARBUCKS COFFEE  
Jersey Mike's  
honeygrow

BUBBAKOO'S  
BURRITOS

SUNNY  
VEG PASTAS

Taoria  
MEXICAN STREET KITCHEN

MAMOUN'S  
BAKERY

Robert Wood  
Johnson Hospital

OLD QUEEN'S FAIRY  
Bakery

HIDDEN GROUNDS  
Bakery

Artichoke  
Basille's Pizza

CINNABON  
Auntie Anne's  
Homemade  
Bakery



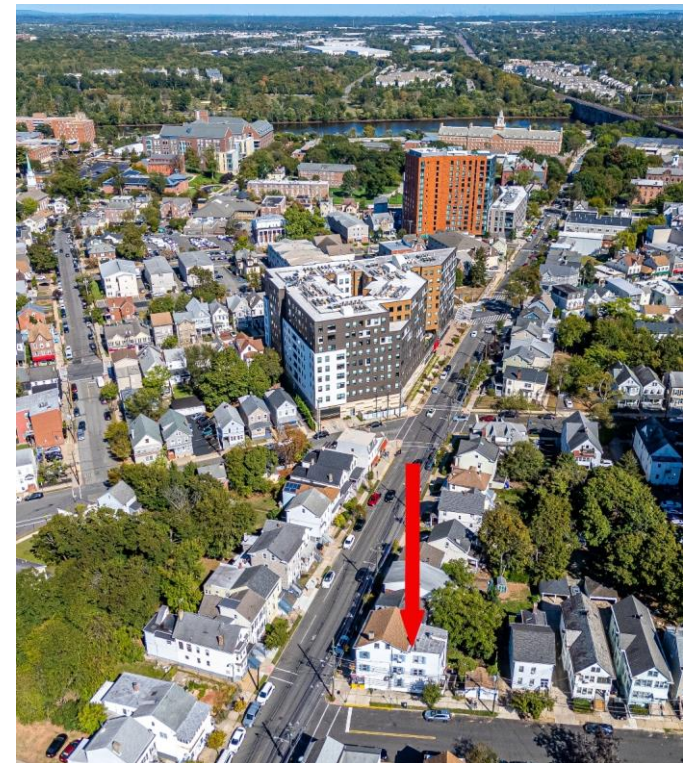
SUBJECT  
PROPERTY

# PROPERTY LAYOUT



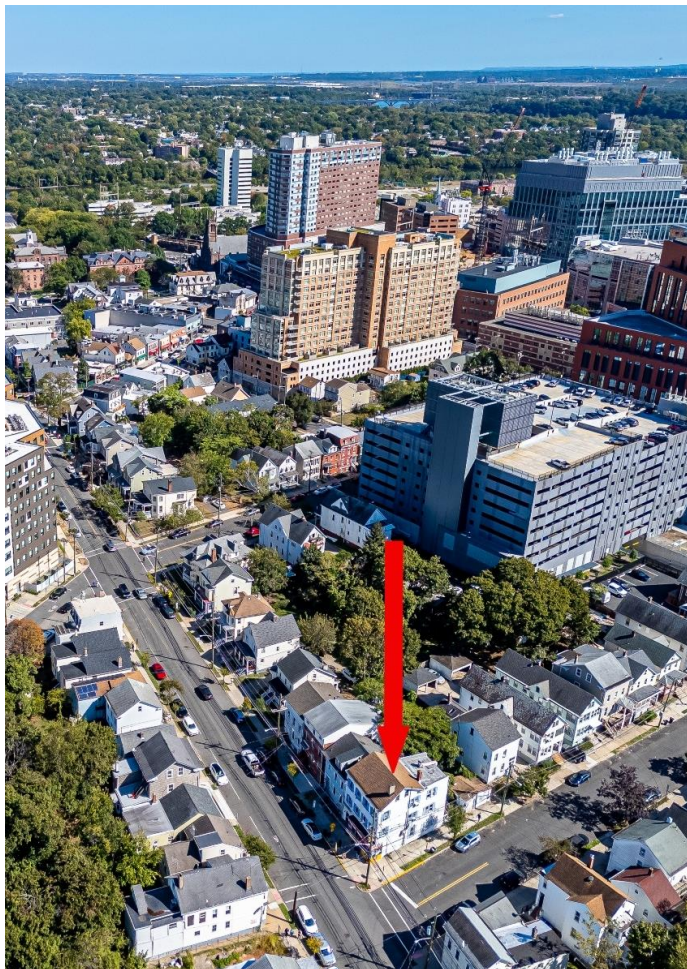
## PROPERTY HIGHLIGHTS

- Keyholder Corner Building !
- 2 Apartments 1 Store , partial basement and Garage
- 4 Windows Wide fronting busy Hamilton Street
- Fully Leased
- 0.4 mile to New Brunswick Train Station
- 0.3 Mile to Scott Hall (Rutgers)
- Zone R5-A
- Independent 3 story corner building which has historically been fully leased.



# FINANCIAL ANALYSIS

<b>PRICE</b>	<b>\$1,540,476.52</b>
<b>CAP RATE</b>	<b>5.75%</b>
<b>NOI IF NO MANAGEMENT FEES</b>	<b>\$96,372</b>
<b>"SELF MANAGED" CAP RATE</b>	<b>6.26%</b>



TYPE	UNIT	MONTHLY	ANNUAL	RENT/SF	
4BR/1BA	Rent A	\$3,500.00	\$42,000.00		1 Year Lease
5BR/1BA	Rent B	\$3,500.00	\$42,000.00		1 Year Lease
1400SF	Rent Store	\$3,826.45	\$45,917.40	\$32.80	Lease expiration: October 2035
	Garage	\$0.00			
<b>MONTHLY RENT</b>		<b>\$10,826.45</b>			
<b>ANNUAL RENT</b>		<b>\$129,917.40</b>			

<b>EXPENSES</b>		
Property Tax	\$25,500.00	
Insurance	\$3,500.00	
Maintenance	\$2,000.00	
Garbage	\$600.00	
Repair	\$1,500.00	
Property Management	\$7,795.00	
Water And Sewer		Tenants pay
Electric	\$0.00	Tenants pay
Snow Removal	\$0.00	Commercial tenant
Rent Registration	\$45.00	
Marketing	\$400.00	
<b>Total</b>	<b>\$41,340.00</b>	
<b>Net Cash Flow</b>	<b>\$88,577.40</b>	



# LOCATION OVERVIEW

172 Hamilton Street, New Brunswick, NJ 08901

(Hard corner of Hamilton St. & Division St.)

# NEW BRUNSWICK, NJ

## OVERVIEW

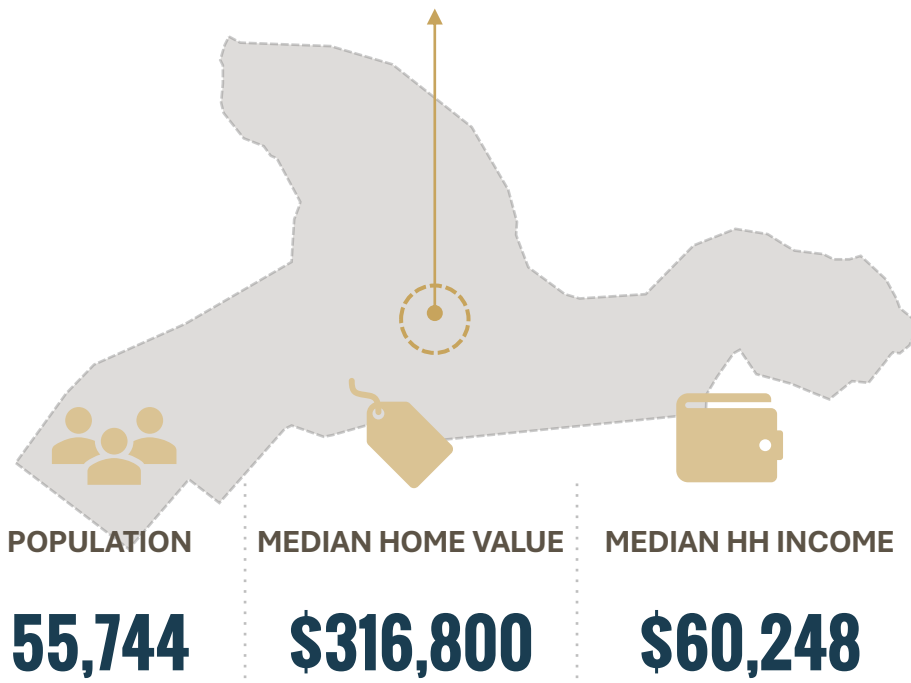
Welcome to New Brunswick, New Jersey — a vibrant city known for its rich culture, major institutions, and strong urban energy. Home to Rutgers University and several regional hospitals, New Brunswick balances its collegiate atmosphere with a growing business and residential community. Its walkable downtown, transit connectivity, and diverse population make it a dynamic place to live, work, and invest.

## HISTORICAL SIGNIFICANCE

Nicknamed "The Hub City," New Brunswick has long served as a center for education, medicine, and innovation. The city is the headquarters of Johnson & Johnson and features historic districts alongside modern development. With easy access to major highways and direct train service to New York City, it remains a strategic location for both commerce and culture.

## STUDENT HOUSING

Located along College Avenue in the heart of New Brunswick, this premier student housing location offers modern living just steps from Rutgers University. Surrounded by dining, retail, and transit options, it provides unmatched convenience and strong year-round demand from the university's growing student population.







# RUTGERS UNIVERSITY

Founded in 1766, Rutgers University–New Brunswick is New Jersey’s flagship public research institution and one of the oldest universities in the nation. Serving more than 50,000 students across its five campuses—College Avenue, Busch, Livingston, Cook, and Douglass—Rutgers is recognized for its academic excellence, diverse programs, and strong national reputation.

**STUDENTS**  
**68,942**

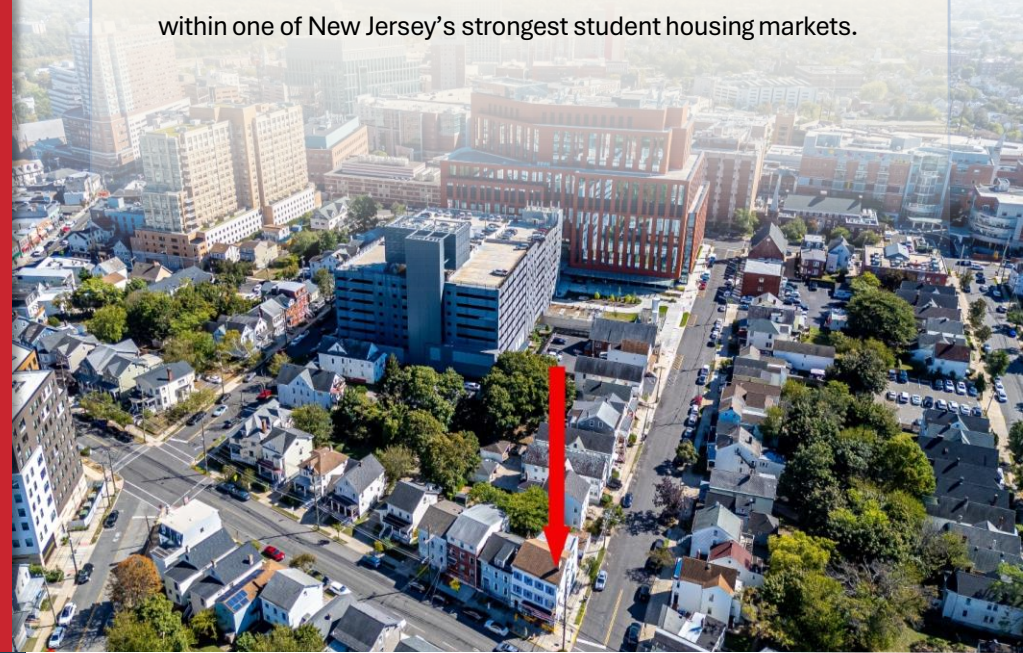
**BUDGET**  
**\$5.6B**

**ESTABLISHED**  
**1766**

The university is a major economic engine for the region, employing thousands of faculty and staff and attracting a steady influx of students each year. With limited on-campus housing availability, a significant portion of the student body seeks nearby off-campus options, creating consistent demand for quality rental housing throughout the New Brunswick area.

## Student Housing Opportunity

172 Hamilton Street is ideally positioned in the heart of New Brunswick’s student housing corridor, just three blocks from Rutgers University’s main College Avenue campus and minutes from the New Brunswick Train Station. The property benefits from strong, year-round demand driven by Rutgers’ enrollment of over 50,000 students, with limited on-campus housing pushing students toward nearby private apartments. Hamilton Street has become a sought-after address for off-campus living, featuring a mix of historic walk-ups and newer purpose-built student developments. Its proximity to Easton Avenue’s dining, nightlife, and retail amenities further enhances its appeal, making the site well positioned for continued rent growth and long-term stability within one of New Jersey’s strongest student housing markets.



# TOP REGIONAL EMPLOYERS

## ECONOMY

New Brunswick serves as a dynamic urban center anchored by major institutions like Rutgers University and Robert Wood Johnson University Hospital. Its location along the Northeast Corridor, with direct access to NJ Transit, Route 18, Route 27, and the NJ Turnpike, makes it a strategic hub for healthcare, education, and research. The city's economy benefits from a young, diverse, and educated workforce, supported by its role as a regional center for innovation and higher learning.

## CORPORATE PRESENCE

New Brunswick is home to the global headquarters of Johnson & Johnson, a Fortune 500 healthcare and pharmaceutical giant. The city also hosts regional offices and medical research facilities for RWJBarnabas Health and Saint Peter's Healthcare System. In addition, the Rutgers University ecosystem supports a range of startups, biotech ventures, and research partnerships through its innovation labs and medical school, reinforcing New Brunswick's role as a life sciences and healthcare innovation hub.

## MARKET DRIVERS

Johnson & Johnson

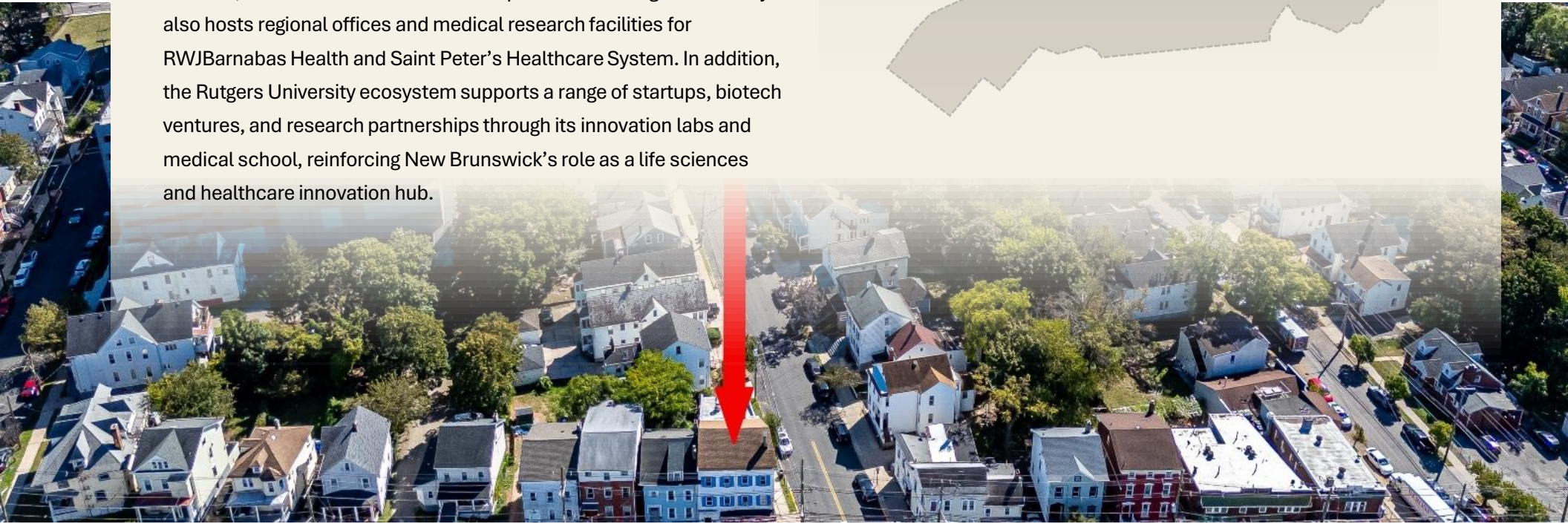
SAINT PETER'S  
HEALTHCARE SYSTEM

Bristol Myers Squibb

RUTGERS

RWJBarnabas  
HEALTH

MERCK



# MIDDLESEX COUNTY

*Middlesex County remains a driving force in Central Jersey, with New Brunswick at its core as a hub for education, healthcare, and innovation. The city's strategic location, anchored by Rutgers University and major hospital systems, contributes to the county's reputation as a premier destination for both business development and vibrant urban living.*



## INFRASTRUCTURE

New Brunswick plays a central role in Middlesex County's position as a dynamic force in Central Jersey. Anchored by world-class institutions like Rutgers University and major healthcare systems, the city combines strong public infrastructure with walkable urban development, a dense residential base, and access to regional business and innovation hubs.



## AMENITIES

New Brunswick offers a wide range of cultural, educational, and recreational amenities, including the State Theatre New Jersey, Rutgers' museums and galleries, and a vibrant downtown dining scene. Its blend of historic charm and modern urban living attracts students, professionals, and families alike, contributing to the city's appeal as a well-rounded and energetic community.



## FREIGHT & COMMUTER

New Brunswick is directly served by NJ Transit and Amtrak via the Northeast Corridor rail line, providing seamless access to New York City, Philadelphia, and beyond. The city also benefits from its proximity to deep-water port facilities along the Raritan River and nearby interstate highways, making it a strategic node for both commuter and freight transportation in the region.

## CONNECTIVITY

New Brunswick's strategic location provides rapid access to key markets across the Northeast. Just 35 miles from New York City and 60 miles from Philadelphia, the city lies at the heart of the Boston–Washington Corridor. Major highways such as the New Jersey Turnpike (I-95), Route 1, Route 18, and Route 27 serve the area, along with direct NJ Transit and Amtrak service on the Northeast Corridor Line. The city is also supported by robust regional freight and logistics networks, offering strong connectivity for both business and commuter needs.

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