

**FOR SALE
OR LEASE**
\$1,600,000
OR \$20/SF + CAM



**10-16 Reeves Ave, Hamilton Township,
Mercer County, NJ 08610**



OVERVIEW

3 buildings in a great location less than half a mile to I-295, near residential, across the street from a park. Acceptable uses include medical and/or professional office, day care, and storage.

FEATURES

✔ 3 Buildings

✔ 12,000+/- sf

✔ Parking for ~50 cars

SETH DAVIDSON, BROKER-SALESPERSON

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All references to age, square footage (sf), lot size, income, and expenses are estimates, are subject to change, and/or have not been verified by Broker. Buyer should do their own due diligence.

10-16 Reeves Ave, Hamilton Township, Mercer County, NJ 08610

- **Location:** Reeves Avenue in Hamilton, NJ with frontage on Reeves Ave and Pitman Ave, <.5 miles to I-295, across from a large park
- **Uses:** Medical/professional office space, day care, and/or storage
- **Description:** 3 buildings on 1.1 acres built in 1978
 - **Building 1:** 1,900+/- sf single story office
 - **Building 2:** 3,500+/- sf two-story office space with 2 bathrooms and storage
 - **Building 3:** 6,500+/- sf blank canvas in need of interior renovations. If rented, Seller can build-to-suit.
- **Parking:** Front lot ~20 cars, back lot ~30 cars
- **Utilities:** Public sewer, public water, gas, electric
- **Price:** Sale \$1,600,000; Lease \$20/sf + CAM

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Front View



Rear View



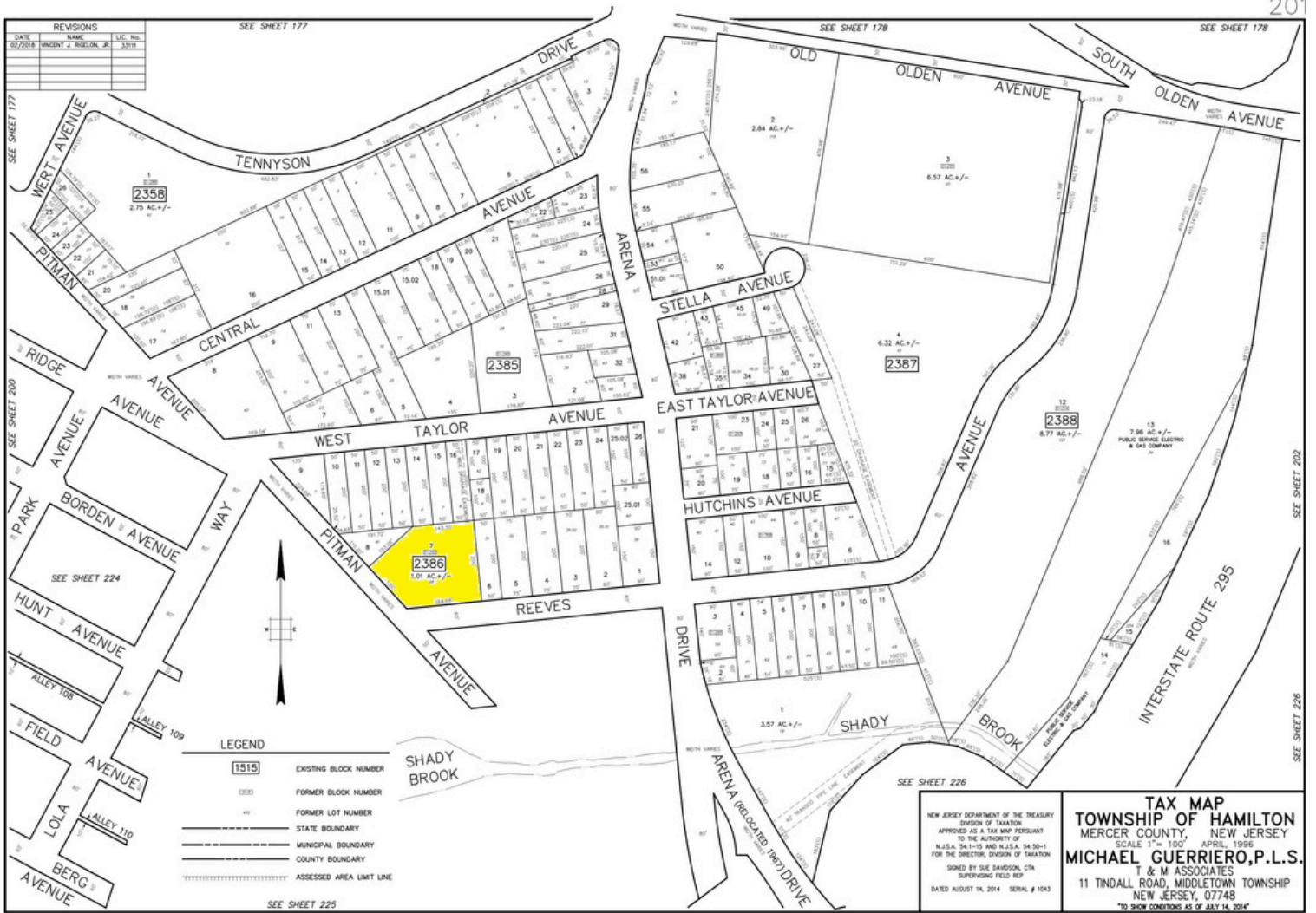
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Tax Map



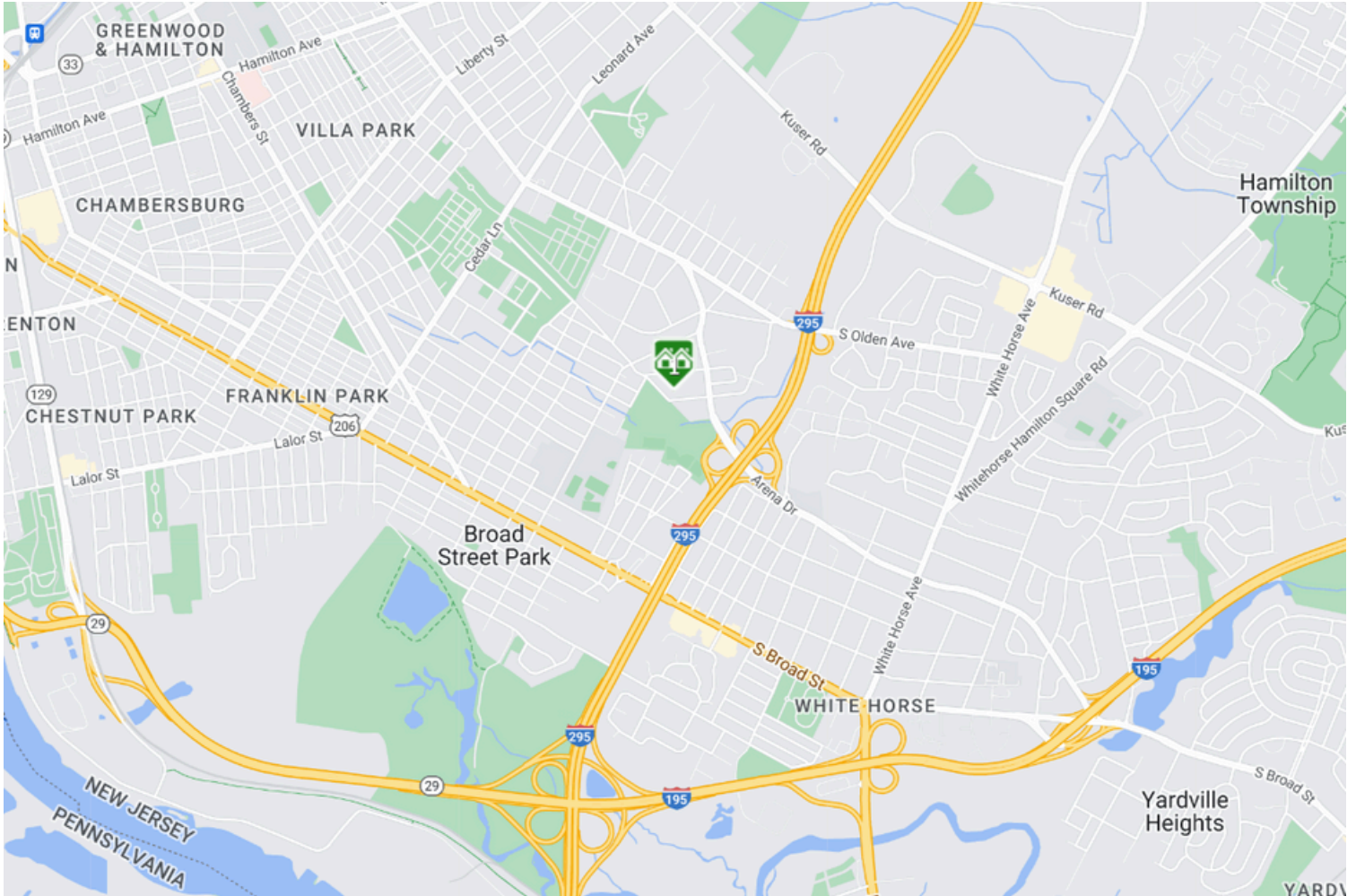
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Area Map



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