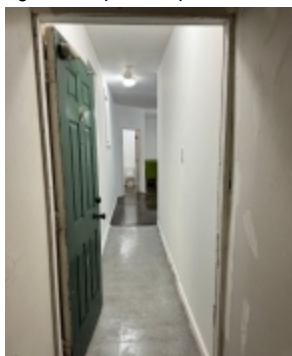


Mercer* Trenton City* (2011)

1163 E State St*

List Price: \$1,520,000

Commercial Agent Complete Report



MLS#: 4023842	Section: corner of So Olden	LP: \$1,520,000 / PSqFt:\$221.00
Status: Active		OLP: \$1,600,000
ZIP: 08609-1553*		SP:
RZIP: 08609	ZN: mixed	SpSqf: \$0.00
Block: 26701*	BSqFt: 11000	FSOL: S
Lot: 1*	ASqF: 0	LD: 04/28/2026
Suite #: na	OSqFt: 0	XD: 12/31/2026
Bldg #: 	Acres: 0.14*	FSD:
#Units: 12	LtSz: 50X125*	UCD:
#Apts: 10	CLR: Brick	AntCd:
TFB: 10	ZnCpl: Yes	CD:
#1Br: 2	GSMLS.com: Yes	ADM: 17
#3Br: 3	THB: 0	DOM: 17
YB/Desc/Ren: 1930 / Approximate / 2025	#2Br: 4	OCD:
Type: Apartment Complex, Restaurant/Bar, See Remarks	#4Br: 1	SDA: Yes

Directions: **Corner of East State St and South Olden (parking in rear)**

Remarks: **An opportunity to invest for all seasons, this mixed use property has anchored commercial tenants (long term, with escalators) and 10 large apartments.**

Agent Remarks: **Pre qualificatios of buyers requested before appointments set.**

GENERAL INFORMATION

ATPrk: 11	Bay: 0	Ceil: 8	#Docks: 0
#Lav: 13	MaxHt: 0	#Strs: 3	TPrk: 22
#OH Doors: 0			
Bsm: Yes/Finished-Partially, Full	Locat: Business District, Corner, Freestanding		
Const: Brick/Block	LtDes: Corner, Irregular Lot, Level Lot		
DocSav: Income & Expenses, Leases, Pro Forma, Survey	Parking: Blacktop, Driveway-Exclusive, Gravel, Parking Lot-Exclusive		
Equip: Fire Alarm, Appliances, Smoke Detector	Roof: Flat		
Exter: Brick/Block	Salinc: Building & Land		
Floor: Carpeting, Laminate, See Remarks			
Dep Status: NFA			
Permitted Use: see remarks			

UTILITIES

Heat: Baseboard - Electric, See Remarks	Sewer: Public Sewer
Cool: No Cooling	Utilities: Electric, Gas In Street, See Remarks
Fuel: Electric	Water: Public Water
Service: Internet Available	

FINANCIAL INFORMATION / TAX INFORMATION

Taxes: \$30,663* / 2025*	TaxRt: 5.890* / 2025	BldAsmt: \$401,600*	LndAsmt: \$119,000*	TotAsmt: \$520,600*
GOI: \$250,000	TOE: \$135,000	NOI: 115,000	UtilPay: Tenant	MFE: 00
CapRt: 8.2	CAM: 0	FarmAsm: No	OTP: Fee Simple	Easement: No /
Explncl: Accounting/Legal, Electricity, Insurance, Maintenance - Interior, Taxes, Water/Sewer				
Seller's Lender Approval Required (for example, Short Sale): No				

LEASE INFORMATION

Tenant Pays: **Electric, Gas, Heat, Hot Water, Water**
 Owner Pays: **No Utilities, Sewer, Snow Removal, Water**

SHOWING INFORMATION

Owner: 1163-1167 East State Street Llc*	OwnerPh: private
Instr: Property has a live-in site manager.	Poses: negotiable
Show: By Appoint-24 Hour Notice, Text Agent	Sign: Yes

LISTING OFFICE INFORMATION

ListOff: YALE KENT, LLC. (5178)	Ph: 908-624-1222	Email: clients@yalekent.com
ListAgt1: STEPHEN BUCH (300028)	Ph: 908-624-1222	Fax: 908-354-7440
LType: Exclusive Right to Sell	BREL: Seller Agent	