

SALE – (2) OFFICE BUILDINGS

4130 Quakerbridge Rd.

Lawrence Twp., Mercer County, NJ 08648

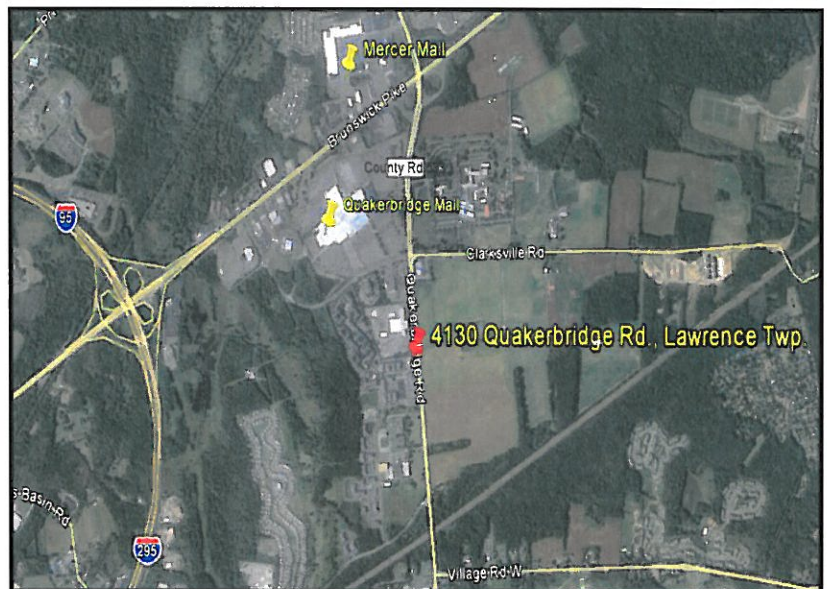
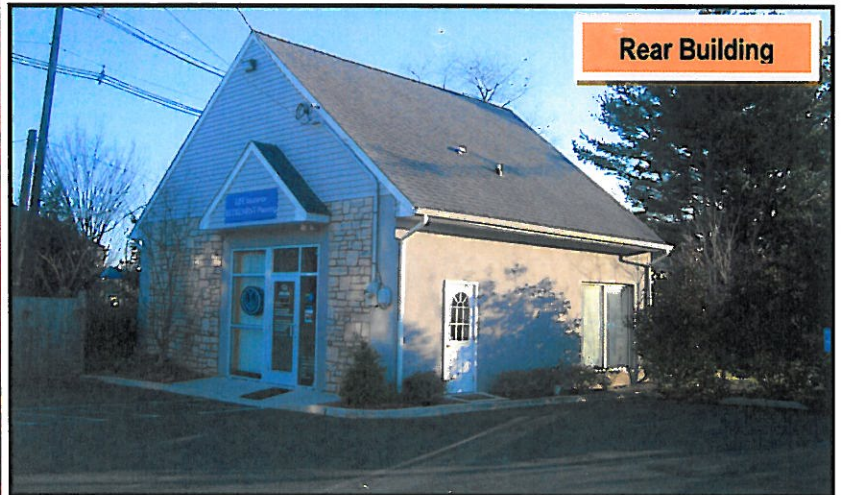
Block 4201, Lot 9

FRONT BUILDING

- 2 Story 1,100 Sq. Ft.
- 1st Floor: (4) private offices, 1/2 bath, window blinds, recessed lighting, hot air oil heat, gas hot water heater, central A/C, hardwood flooring, handicap accessible ramp.
- 2nd Floor: (2) offices, 3 pc. Bath w/shower, storage closet, window blinds, ceiling fan, hardwood floors.
- Basement: Full basement storage with outside entrance.
- Excellent condition – nicely decorated

REAR BUILDING (Allstate Insurance)

- Single story, stone, stucco and vinyl siding office building, (2) private offices plus office cubicles, 1/2 bath.
- Tenant: Allstate Insurance Agent
- **SALE PRICE: \$ 435,000**



Offered exclusively by:

Joseph R. Ridolfi & Associates, LLC
Commercial Realtors

Phone: 609-581-4848 Fax: 609-581-5511

Website: ridolfi-associates.com

E-Mail: ridolfi@ridolfi-associates.com

Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



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RENTAL INCOME

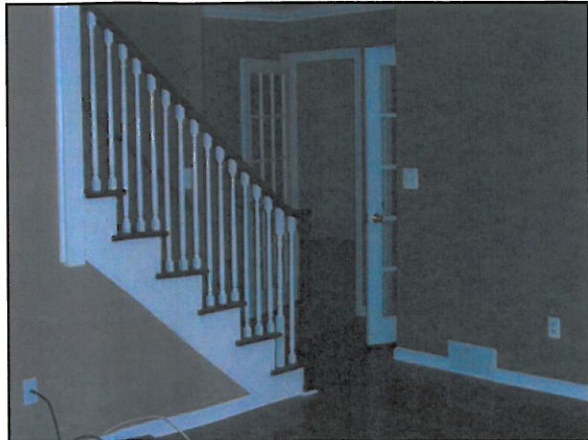
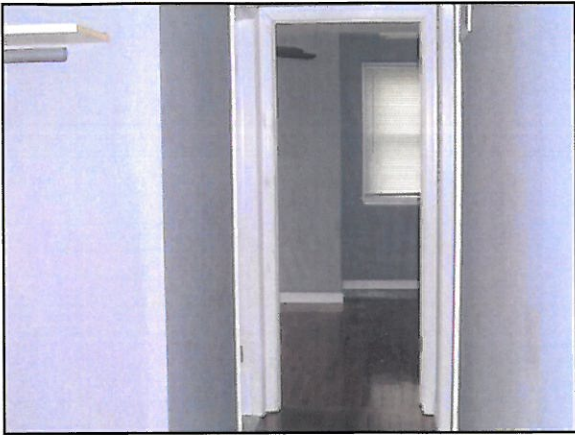
<u>FRONT OFFICE BUILDING</u>	<u>LEASE</u>	<u>1 MONTH</u>	<u>1 YEAR</u>
Tenant Name: Astrology	(3 yrs) 10/1/17 - 9/13/20	\$2,000 / 1 mo.	\$ 24,000
		\$2,100/mo.	\$ 25,200
		\$2,200/mo.	<u>\$ 26,400</u>
			\$ 75,600

<u>REAR OFFICE BUILDING</u>			
Tenant Name:	(3 yrs) 10/1/17 - 9/30/20	\$1,700/mo.	\$ 20,400
Allstate Ins. Co.		\$1,800/mo.	\$ 21,600
		\$1,900/mo.	<u>\$ 22,800</u>
			\$ 64,800

GROSS INCOME	Year #1 - \$44,400
	Year #2 - \$46,800
	Year #3 - <u>\$49,200</u>
	\$140,400



1st Floor



2nd Floor





2

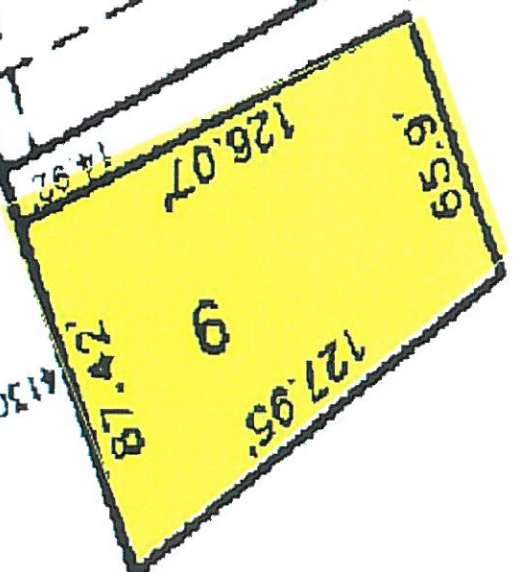
SIGHT TRIANGLE
EASEMENT

ROI

LINE

BOUNDARY

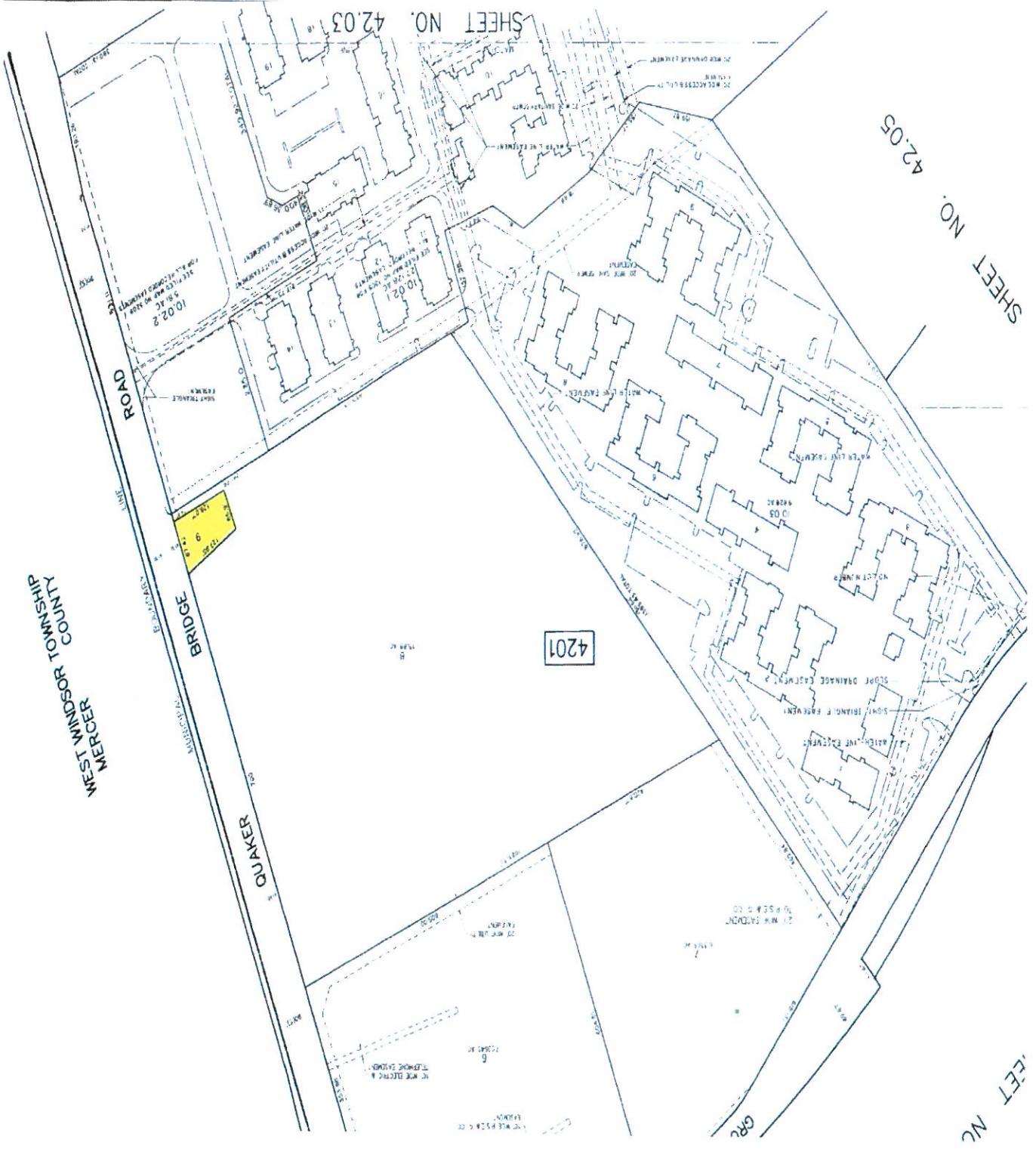
RIDGE



241.74'

4130

4131



SHEET NO. 42.03

SHEET NO. 42.05

4201

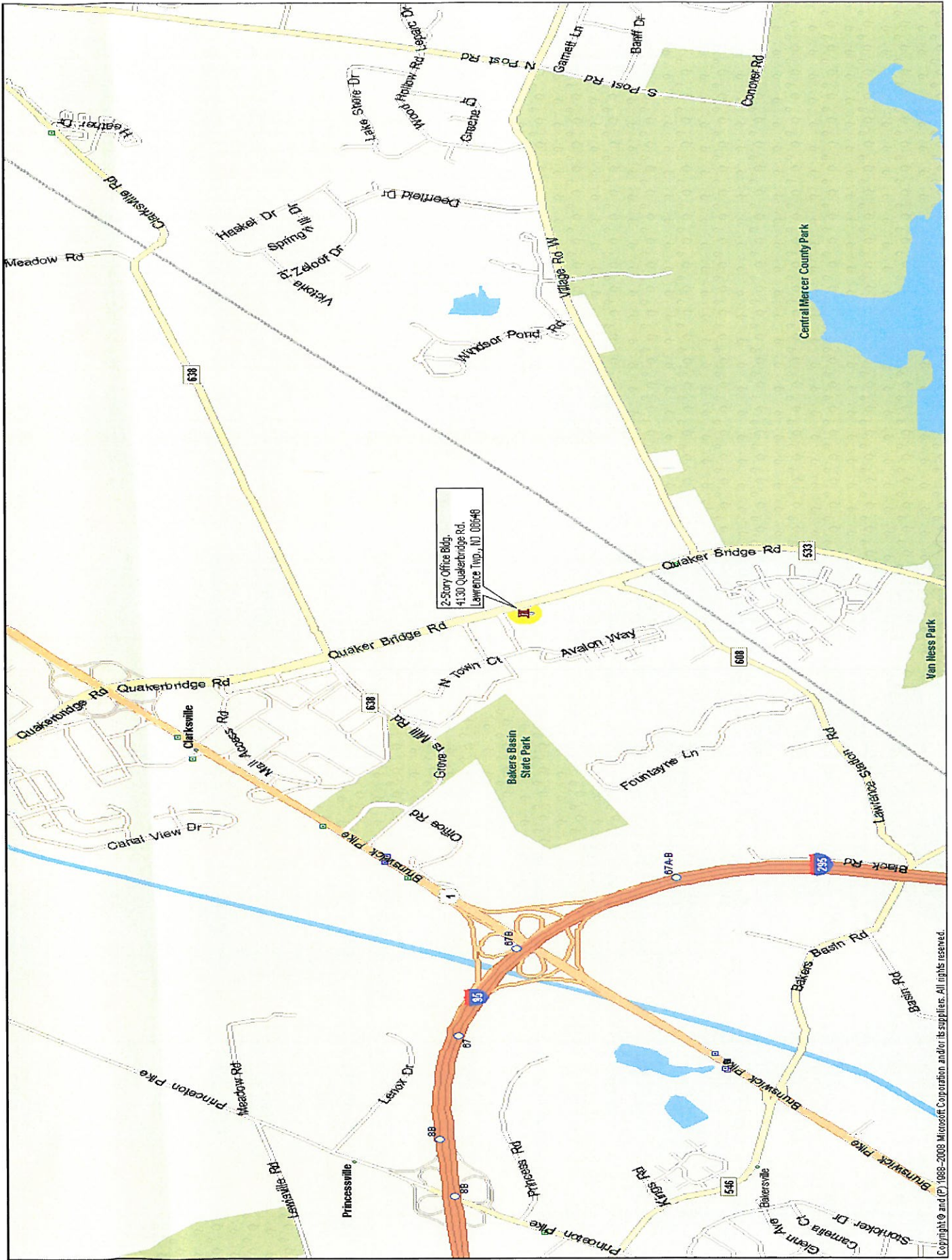
ROAD

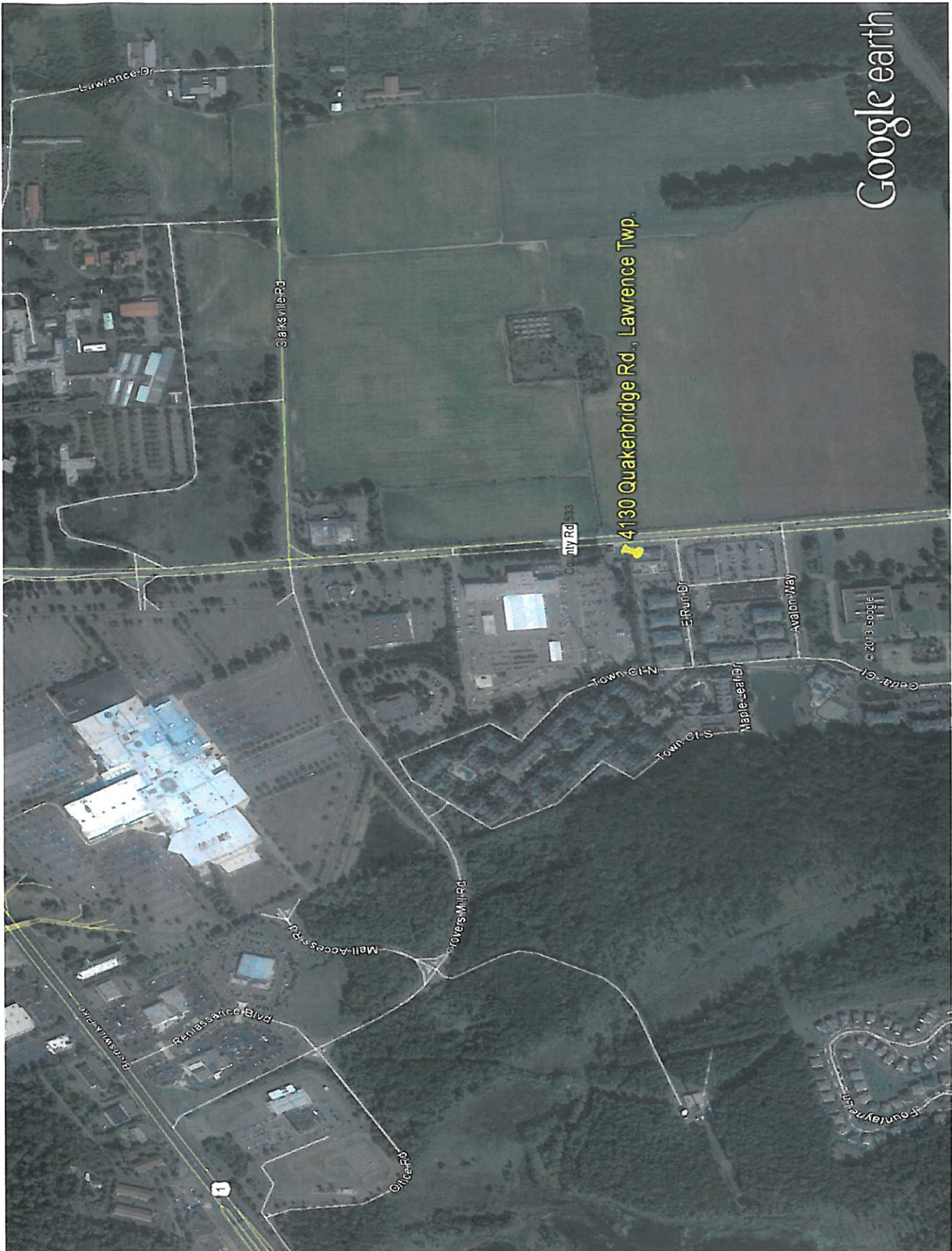
BRIDGE

QUAKER

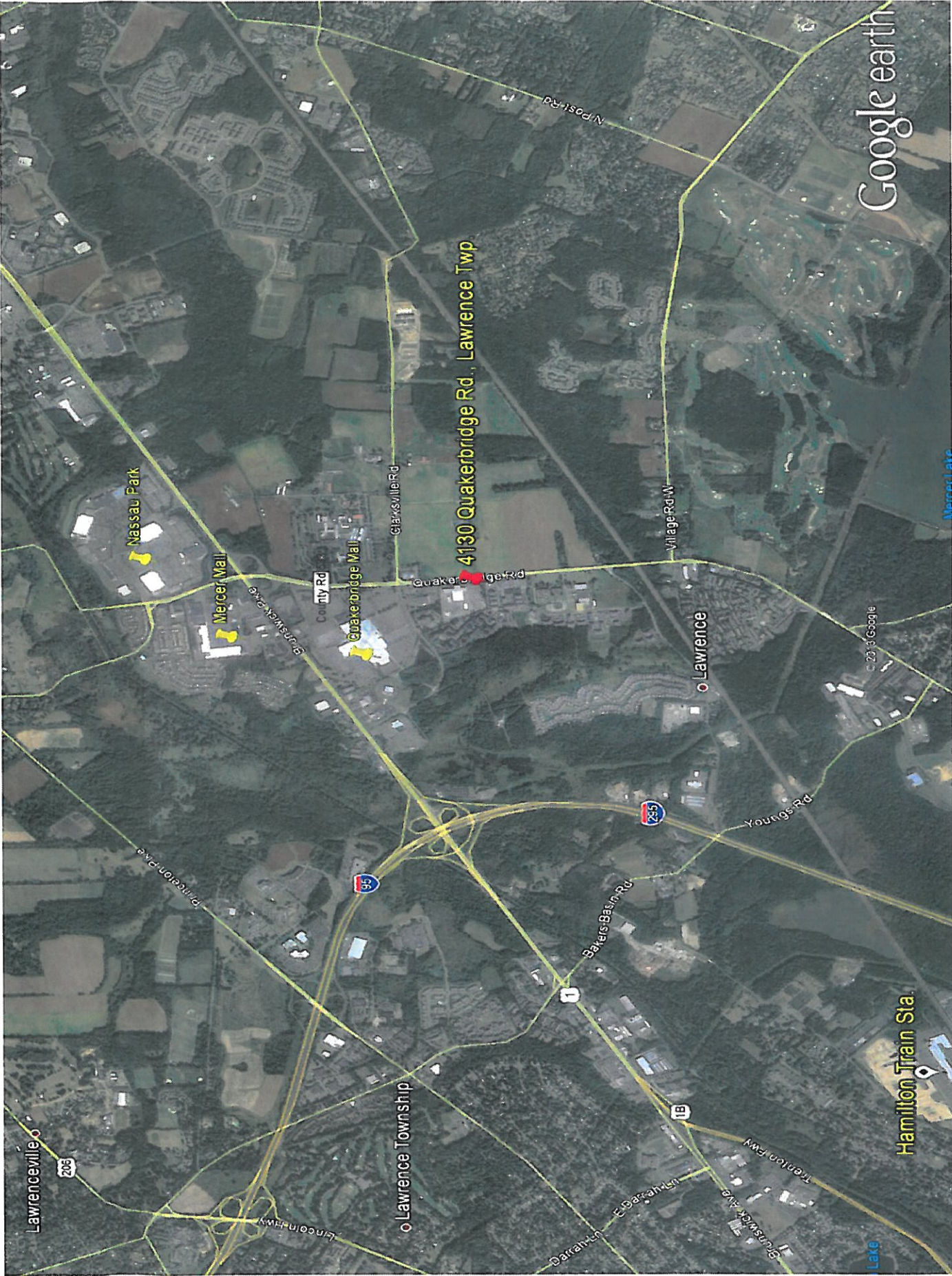
WEST WINDSOR TOWNSHIP
MERCER COUNTY

SHEET NO.





Google earth



Google earth

4130 Quakerbridge Rd., Lawrence Twp

Hamilton Train Sta.

Lawrenceville

205

Lawrence Township

10

295

Lake

Mercer Lake

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