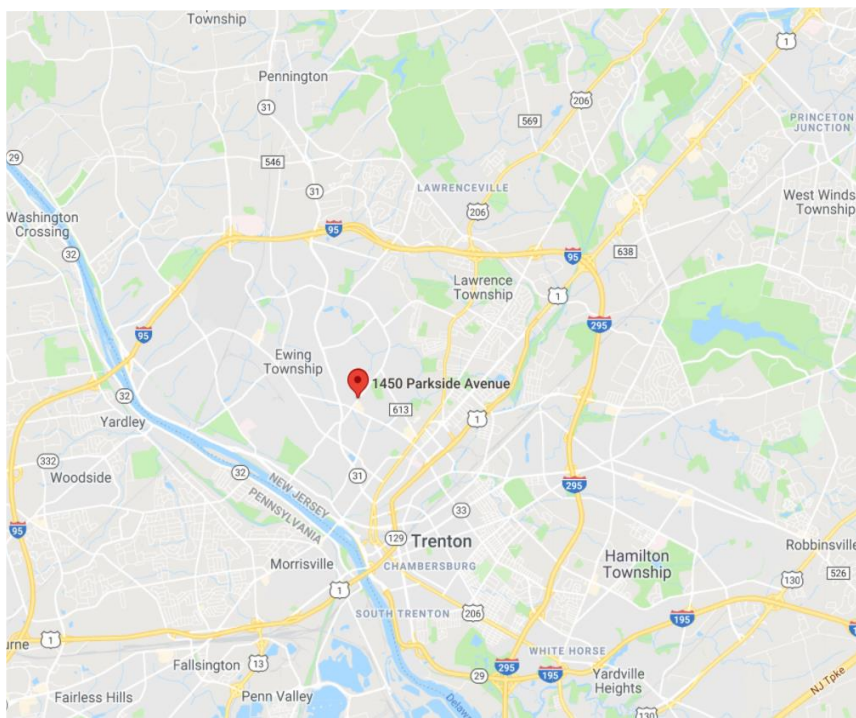


1450 Parkside Avenue, Ewing NJ



Adult Day Care Space LEASE OR SALE



Available immediately:

Unit 7: ±6,000 SF

- Sale Price: \$600,000
- Lease: \$17.00/SF plus Utilities
- 1 story, free standing Building within a Condo Office Park. Built 1985. Exterior brick.
- Taxes \$34,188/year; Condo Fee \$3.18/SF
- Utilities/Electric: separately metered
- HVAC maintained by Condo Assoc.
- On-Site Garbage Removal
- Parking: Ratio of 5/1,000 SF
- Parking lots and grounds lit 24/7
- Directory Signage provided by Condo Association
- Grounds maintained by Condo Assoc.
- Your choice of Fios or Comcast
- Zoned: PRO
- Ewing Township, Mercer County
- Located off N. Olden Avenue; easy access to Route 1 + I-95

Contacts: Jerry Fennelly, Tom Barbera

www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

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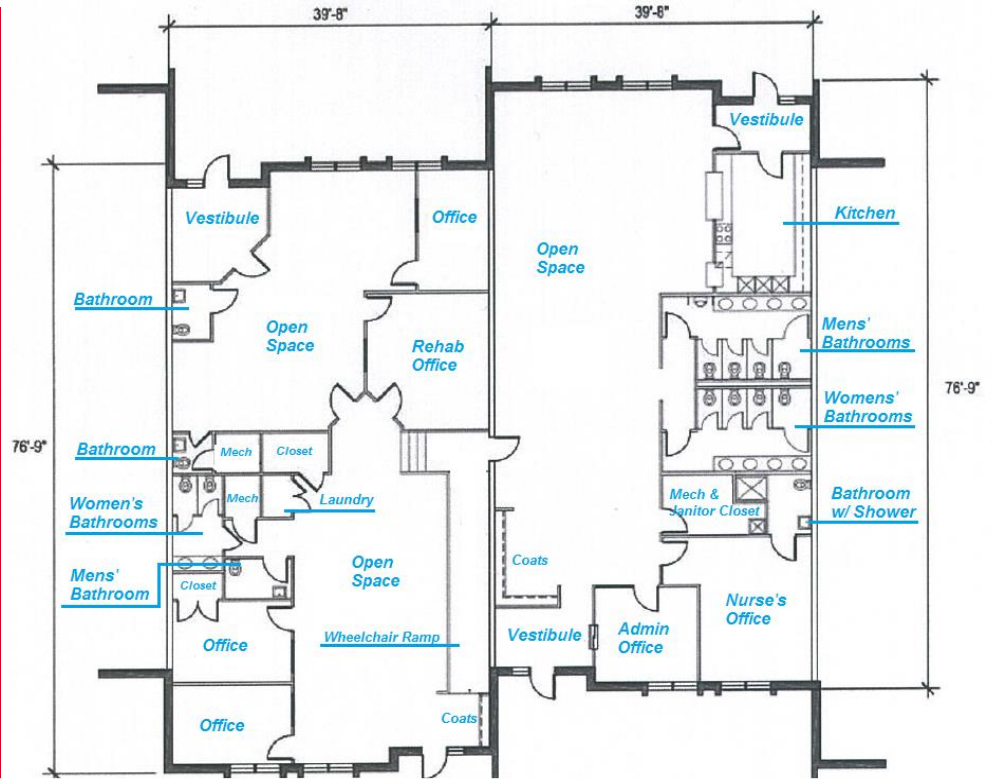
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

1450 Parkside Avenue, Ewing NJ

Floor Plan

Unit 7

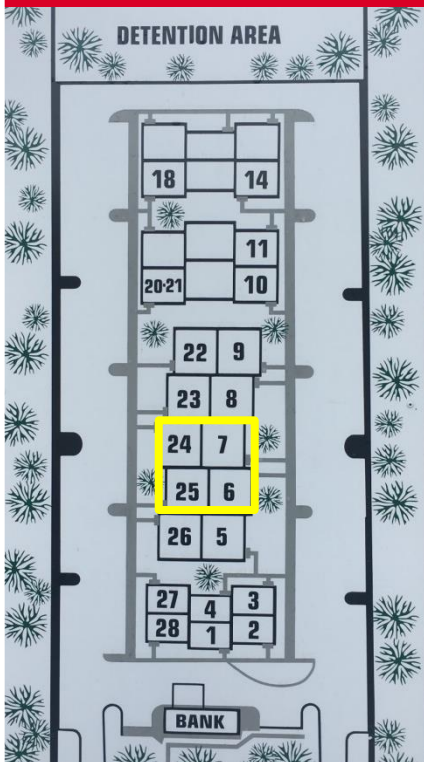
±6,000 SF



List of Tenants at 1450 Parkside Ave

- Safdar CPA
- Clifford D. Lee, DMD
- Peter C. Madden Chiropractor
- Patel/Chung Internal Medicine
- Thomas J. Marino, Optometrist
- Fred W. Williams, MD
- Vascular Access Centers
- James M O'Mara OBGYN
- Mercer Bucks Pulmonary
- CASA of Mercer County
- Parkside Healthcare, Inc.
- Industrial Asset Management

 Available Space



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