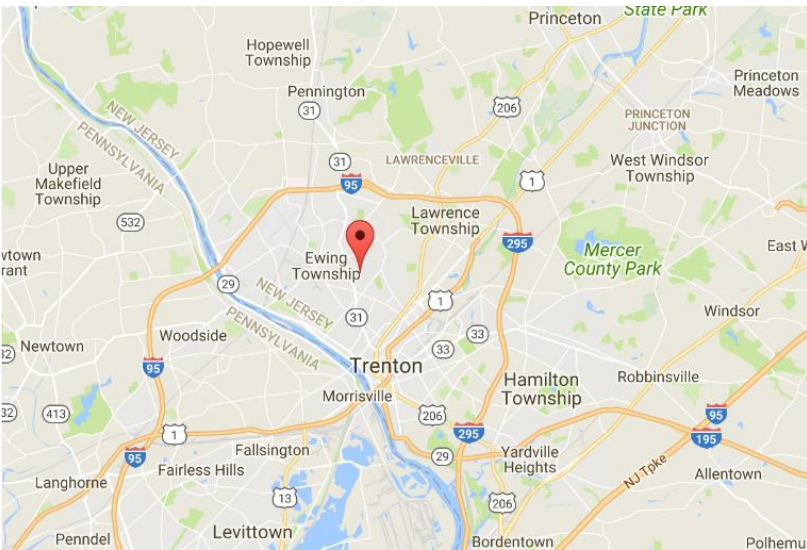


1761 North Olden Avenue
Ewing NJ

Price recently reduced.
Owner motivated to sell



Retail - Flex Property for Sale: \$790,000



9,550 SF Total

**Building 1:
Showroom / Retail / Storefront**

- Size: 5,775 SF
- Ceiling Height: 13'
- Electrical: 200 Amps/3Phase/240 Volts
- 12'x50' Office area with private restroom
- One Customer bathroom
- Oil heat above ground, sealed tank, interior boiler
- HVAC: 2 HVAC units for air conditioning, one replaced in 2018.
- Frontage: 72' Glass storefront facing N. Olden Avenue Site offers 2 places for signage, one building mounted sign, one electric sign on N. Olden Avenue
- Front building has its own meter for water and electric
- Public: Water and Sewer

**Building 2:
Warehouse / Storage**

- Size: 3,775 SF
- Ceiling Height: 11'8"
- Electrical: 200 Amps/3Pphase/240 Volts
- Public: Water/Sewer
- Rear Building has its own Water & Electric Meters
- 3 drive-in doors, each 10' wide & 8' tall

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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.

1761 North Olden Avenue, Ewing NJ



Site Notes:

- Zoned Business-Highway
- Acreage: 0.9504 Acres
- Built 1962
- Taxes: \$17,026 (2017)
- Frontage: 110' N. Olden Ave
- Block/Lot: 118.04/Lot 20
- Parking: 8 delineated spaces
- Outside Storage: ample space available; flood light provides ample illumination on central parking area
- Access:
 - close proximity to signalized light intersection
 - 2 curb cuts N. Olden Avenue allows left turn into site.
- Located across the street from Retail Power Center anchored by ShopRite

Demographics	Population	Average Household Income	Total Households	Daytime Employment
1 Mile	16,453	\$63,459	6,598	7,991
3 Miles	125,815	\$71,588	43,944	98,376
5 Miles	226,832	\$85,430	81,450	149,589

Public Transport

- Bus Service
- Trenton Transit Center (NJT) Commuter Rail (Northeast Corridor Line, River Line) 3.3 mi, 9 min drive
- Hamilton Commuter Rail (Northeast Corridor Line) 4.5 mi, 12 min drive



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