

2312 Whitehorse Mercerville Road Hamilton Township NJ



Sale: Office/Medical Condos



For Sale:

Suites 205 & 207: 2,550 SF

**Units Divisible to
1,260 SF + 1,290 SF**

- Located in an Office Complex of 19,400 SF, Lot Size 2.43 AC
- Ideal location for any professional or medical practice
- Surrounded by Residential & Retail of Hamilton Township, Mercer County
- Parking 5.15/1,000 SF
- Annual Expenses:

| | Unit 207 | Unit 205 | Both Units |
|------------|-------------|-------------|-------------|
| Taxes | \$4,317.00 | \$5,685.00 | \$10,002.00 |
| Condo Fees | \$6,255.53 | \$6,404.47 | \$12,660.00 |
| Sewer | \$308.33 | \$315.67 | \$624.00 |
| | \$10,880.86 | \$12,405.14 | \$23,286.00 |

- Easily accessible from Routes 1, 33 and I-295; Minutes to NYC and Philadelphia Rail Service
- **SALE: \$299,000 for both Units**
- **Units can be sold separately or together for \$120.00/SF**

Contacts: Jerry Fennelly, Matt Fennelly

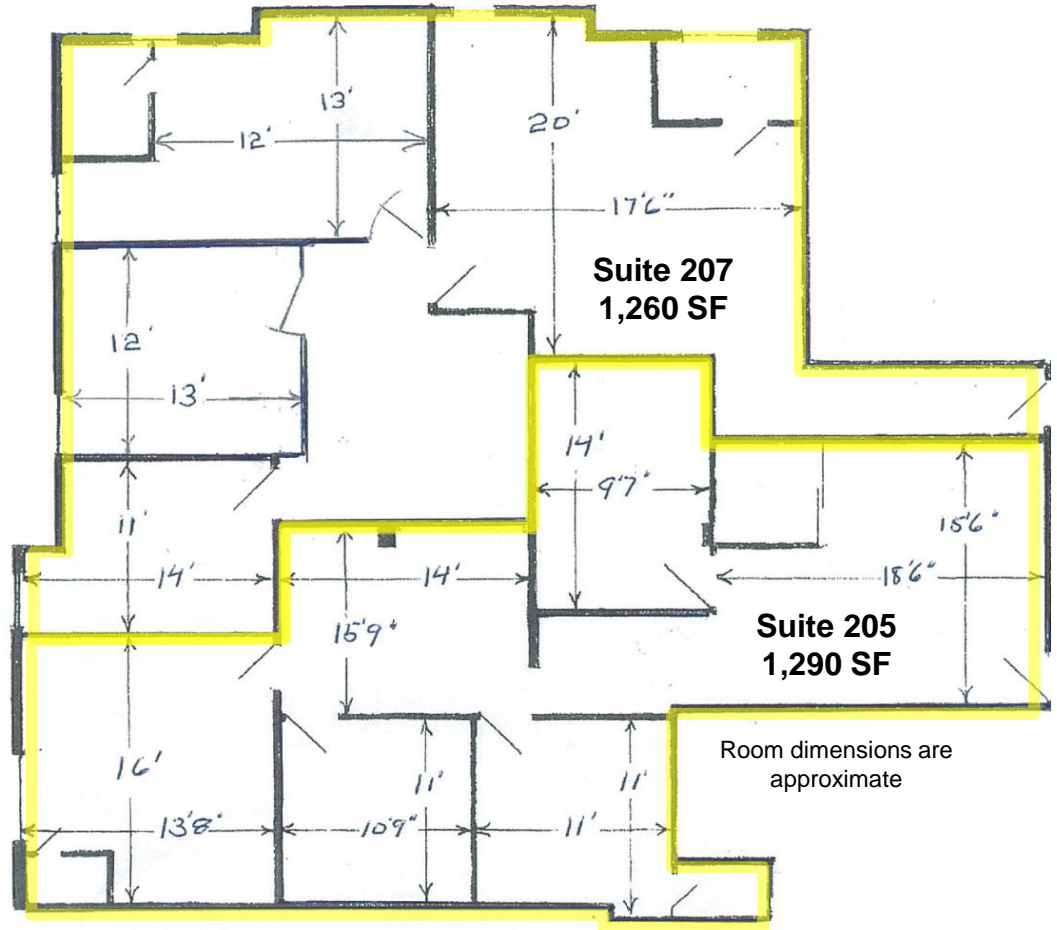
www.Fennelly.com | 609.520.0061 | Fennelly@Fennelly.com

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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.

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Tenant List – Cranbrook II

| | |
|-----------------|---|
| Suite 100 | St. Francis Lourdes Medical Associates |
| Suites 101/103 | Cogni-Quest; Therapist Group |
| Suite 102 | MJ Scott DO & Associates, PA Pride Physical Therapy Susan E. Ford, DC |
| Suite 105 | Pulmonary, Sleep and Critical Care Associates, PC; Kevin F. Law, MD |
| Suite 107 | Accurate Dental Group |
| Suite 108 | Beato Chiropractic |
| Suites 200/200A | Smiles by Cranbrook Dental |
| Suite 201 | Sheryl Haber Kuo, MD, PC Internal Medicine |
| Suite 202 | Dental Associates of Mercerville; Brian Lavery, DMD |
| Suite 206 | Mercer Wealth Management |

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