

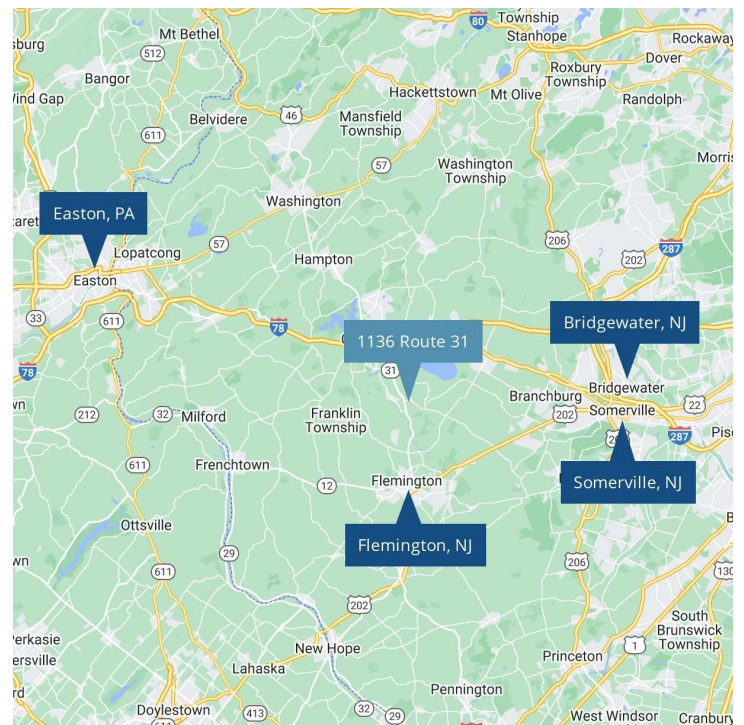
1136 Route 31 | Clinton, NJ 08833

# 3.950± SF FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

- Possession: Immediate
- Building Size: 3,950± SF
- Zoning: OB-1. Uses: Retail/Service.
- Asking Rent: \$15.00 PSF NNN
- CAM Charges: \$5.00 PSF
- Sale Price: \$575,000
- Block: 23, Lot: 1.01
- Lot Size: 1.18± Acres
- Year Built: 1987
- Stories: 1.5
- Parking: Paved parking area
- Traffic Count: High traffic location with an average of 24,826± vehicles per day
- Location: Corner property on Route 31; close to Clinton, Flemington and Route 78



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# ADDITIONAL PHOTOS

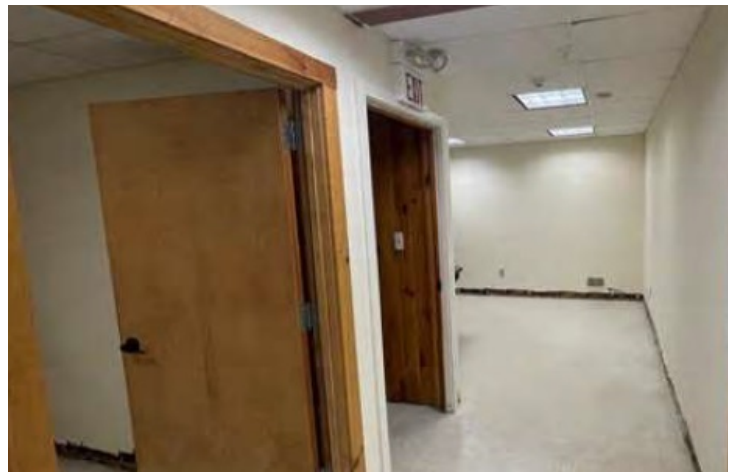


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