

Clinton Lofts | 200 Hamilton Avenue | Trenton, NJ 08609

EXCLUSIVE FOR SALE

PROPERTY DESCRIPTION

Clinton Lofts is a newly constructed, three-story multifamily building with 30 units and one commercial space.

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a newly constructed (2025), stabilized Class A multifamily asset in the heart of Trenton's ongoing redevelopment corridor - the Chambersburg section.
- 30-year tax abatement
- Fully sprinklered
- All electric property; tenants responsible for their utility usage
- Attractive unit mix with spacious one- and two-bedroom layouts designed to appeal to working professionals and commuter tenants
- Mixed-use component with commercial space creating additional income diversification and neighborhood activation
- 7-minute walk to the NJ Transit River Line, providing access to Camden's waterfront attractions, entertainment district, and connections to the Atlantic City Rail Line
- 1.5 months security deposit
- All market rate rentals
- 4% rent control with total vacancy decontrol

AMENITIES

- On-site parking for 21 cars and three motorcycles
- Three EV charging station pads
- Secured entry
- Bi-level floor plans
- In-unit laundry
- Six units feature balconies
- Stainless steel kitchen package
- Eight trash rooms with two weekly pickups
- Seven security cameras located around the property



OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	30 + 1 commercial
Building Size:	33,788 SF

UNIT TYPE	COUNT	UNIT SIZE
1 BR / 1 BA	4	645 - 705 SF
2 BR / 1 BA Loft	13	811 - 873 SF
2 BR / 1.5 BA Loft	13	1,153 SF
Commercial	1	930 SF
Total	30	

BARRY WAISBROD

Executive Vice President
732.750.3000 x272
bwaisbrod@kislakrealty.com

MATT WEILHEIMER

Managing Director
908.596.0700
mweilheimer@kislakrealty.com

ROBERT HOLLAND

President
732.750.3000 x285
rholland@kislakrealty.com

The Kislak Company, Inc.
10 Woodbridge Center Drive, Suite 701
Woodbridge, NJ 07095
732.750.3000 | kislakrealty.com