

1350 Hamilton St.

SOMERSET, NEW JERSEY

5,509 SF on 0.92 Acres

Professional/Medical Office Property For Sale



5,509 SF Professional & Medical Office Building For Sale

1350 Hamilton Street is an immediately available $\pm 5,509$ SF professional/medical office property situated on ± 0.92 acres in the Somerset section of Franklin Township. The offering includes a low-rise medical office component and a four-vehicle garage (~5.26 space per 1,000 SF), providing a functional footprint for potential continued healthcare or professional office use, an owner-user requirement, or potential redevelopment subject to municipal approvals.

PROPERTY DETAILS

Sale Price	\$1,500,000
Price Per SF	\$272.28/SF
Building Size	5,509 SF
Lot Size	± 0.92 Acres
Property Type	Office / Medical Office
Occupancy	Vacant
Parking	29 spaces; 5.26 spaces per 1,000 SF
Block / Lot	Block 89.03 / Lot 8 (additional Lot 9)
Zoning	B-1 - Business and Industry
Taxes	\$20,684.80 annually

EXCLUSIVE AGENTS:

Charles Laginestra
Senior Vice President
973 463 1011 x129
claginestra@naihanson.com

Christopher D'Andrea
Associate
973 463 1011 x296
cdandrea@naihanson.com

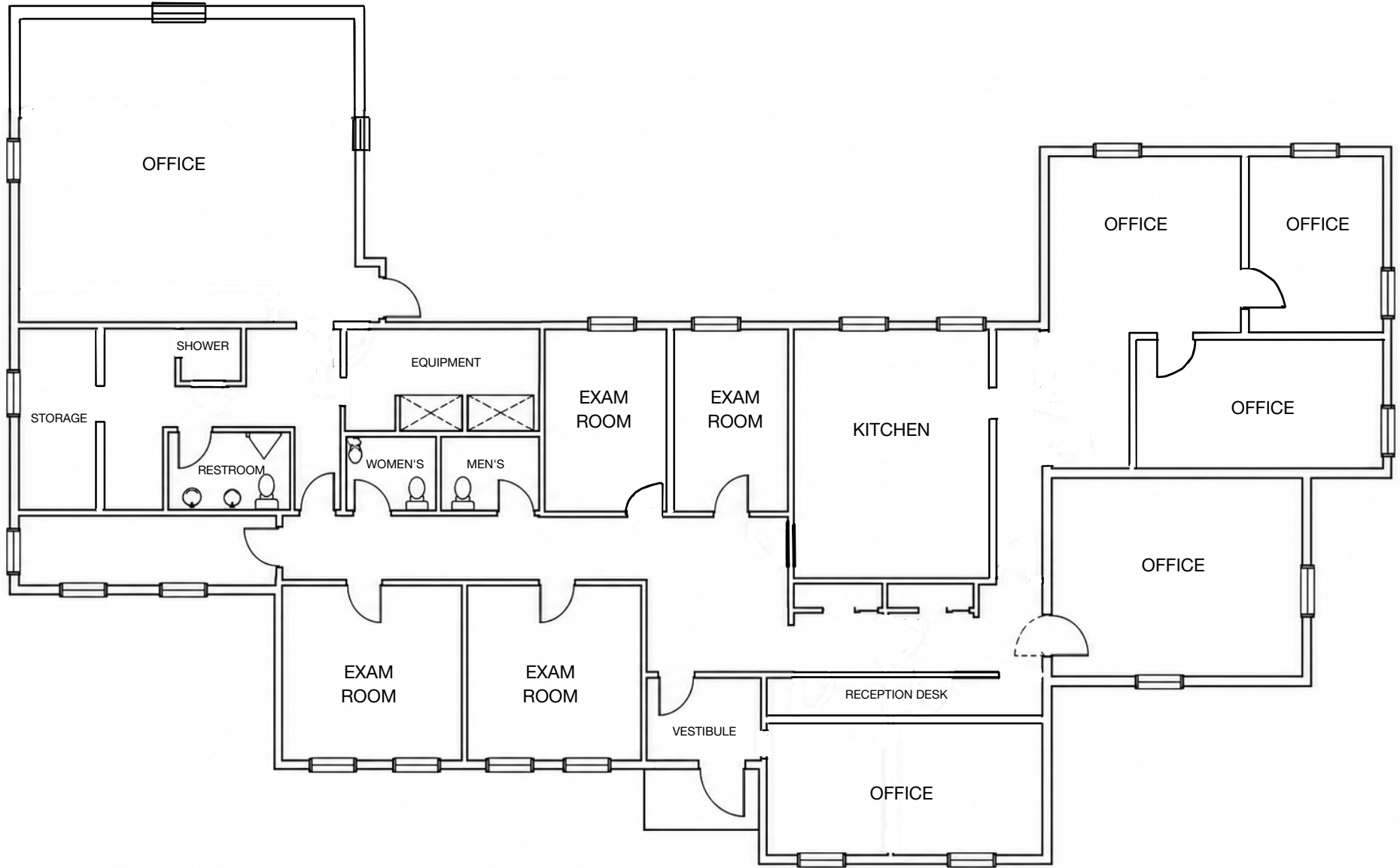
NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



1350 Hamilton Street

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FLOOR PLAN



1350 Hamilton Street

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REGIONAL
ACCESS

Situated in the heart of Somerset County, the property offers an exceptional location within one of Central New Jersey's most established medical markets. Surrounded by a strong network of hospitals, specialty providers, and healthcare services, the site provides convenient access for physicians, staff, and patients alike. Excellent connectivity to Routes 22, 27, 287, and the New Jersey Turnpike further enhances accessibility throughout the region.

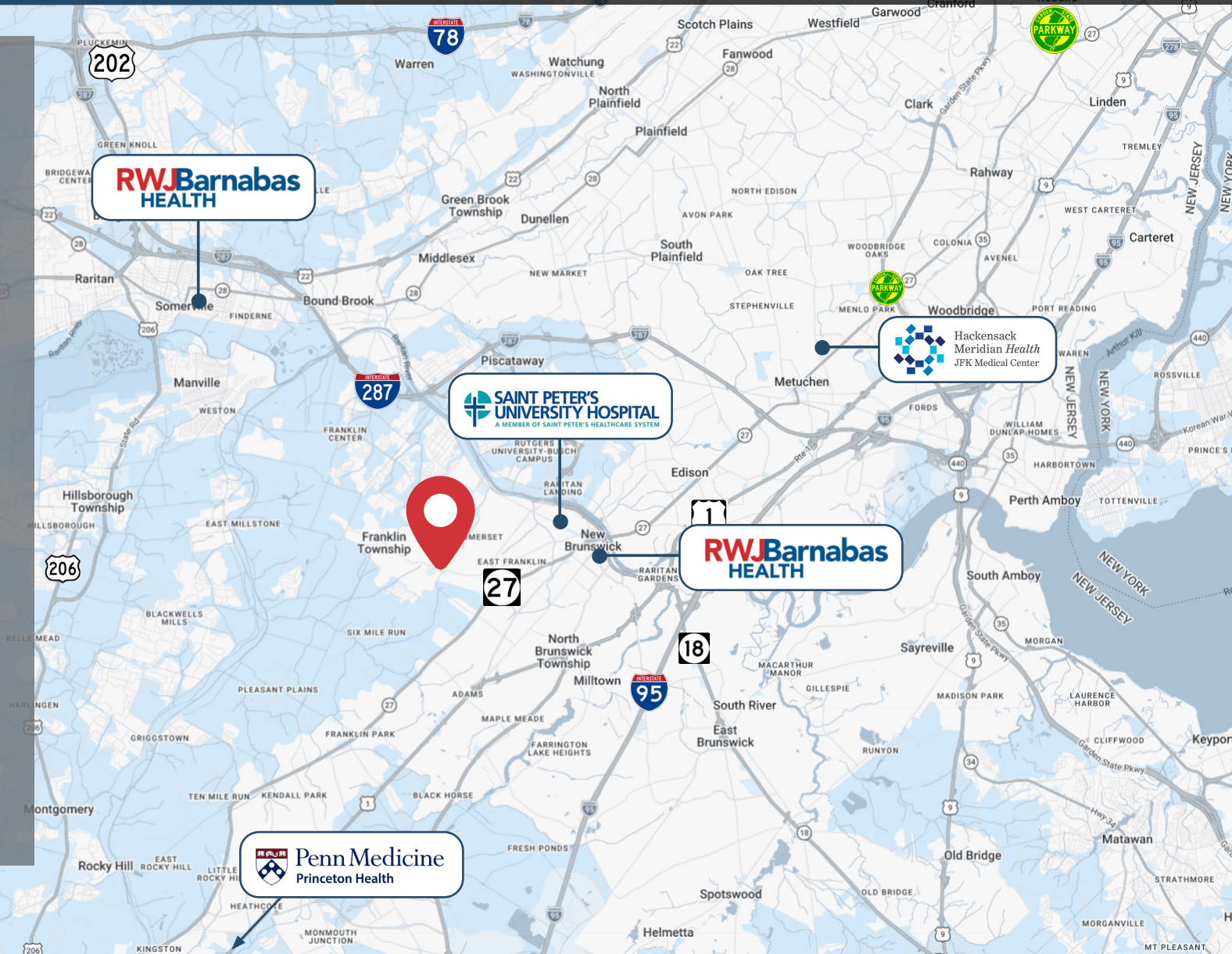
3 MILES
RWJ University Hospital - New Brunswick

3 MILES
Saint Peter's University Hospital - New Brunswick

11 MILES
RWJ University Hospital - Somerset

15 MILES
JFK University Medical Center - Edison

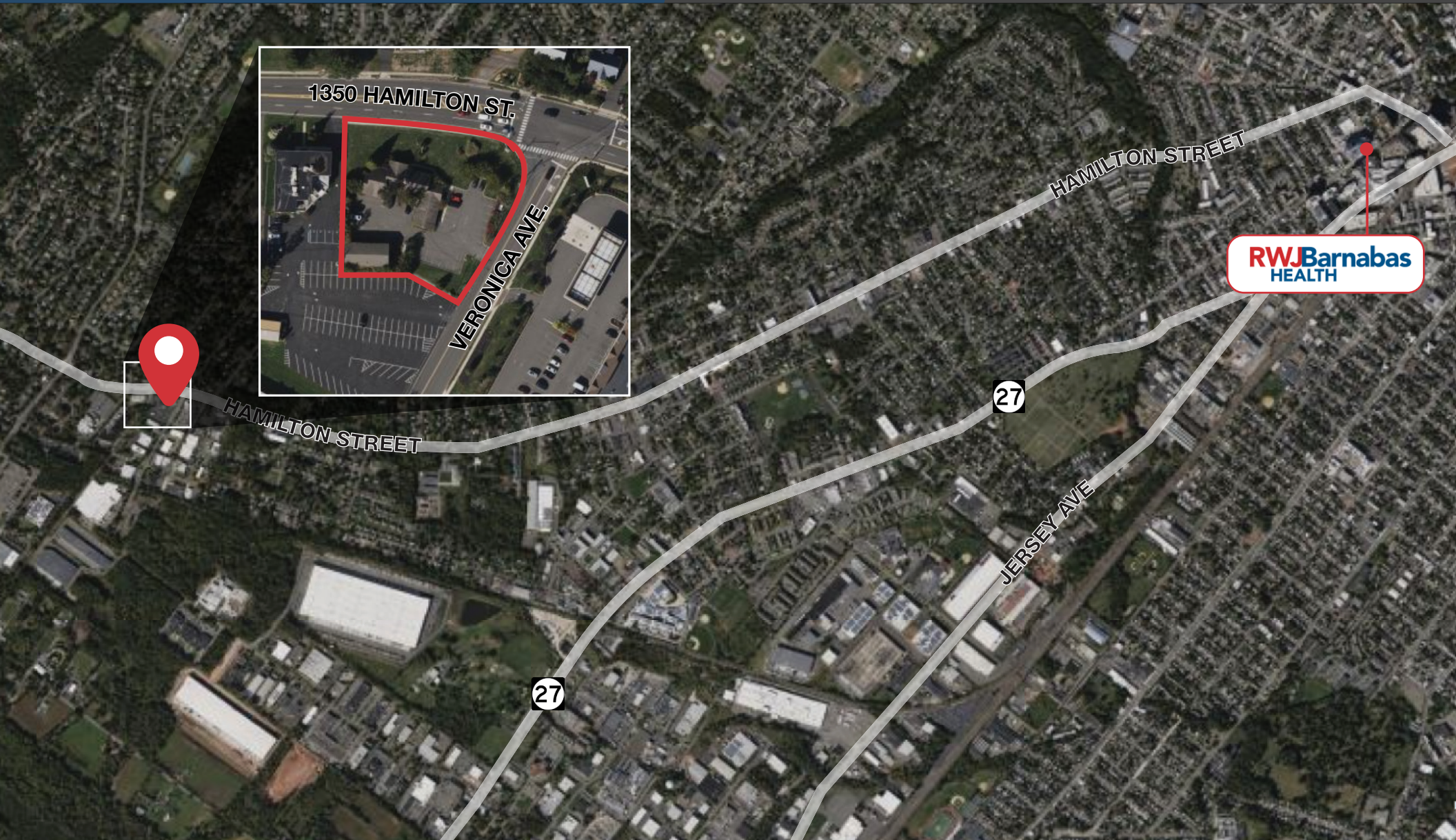
15 MILES
Penn Medicine Princeton Medical Center - Plainsboro



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LOCAL
ACCESS



1350 Hamilton St.

SOMERSET, NEW JERSEY

ZONING MAP FRANKLIN TOWNSHIP



Department of Planning & Zoning

Mark Healey, PP/AICP
Director / Township Planner

Zoning Districts

A	Agricultural
CP	Canal Preservation
RR3	Rural Residential
RR5	Rural Residential
R-40	Single-Family Residential
R-20	Single-Family Residential
R-15	Single-Family Residential
R-10	Single-Family Residential
R-10A	Single-Family Development
R-10B	Single-Family Development
R-7	Residential
C-R	Cluster-Residential
S-C-V	Senior Citizen Village
PAC	Planned Adult Community
PRC	Planned Residential Community
ISL	Independent Senior Living
N-B	Neighborhood Business
G-B	General Business
HBD	Hamilton Street Business District
R-O-L	Research-Office-Laboratory
O-P	Office-Professional
B-I	Business and Industry
M-3	Mining

Renaissance Redevelopment Area

I-P	Institutional/Public
R-C	Renaissance Commercial
NBR	Neighborhood Business/Residential
R-F	Residential Infill
CMMU	Churchill-Millstone Mixed Use
CMR	Churchill-Millstone Residential
MFR	Multi-Family Residential

D&R Canal Redevelopment Area

M-S	Market Street District
O-B	Onka Bus District
F-I	Franklin Inn District
O-G	Old Georgetown District

Overlay Zoning Districts

AC	AC -- Agricultural Cluster Option
CR - NH	CR - NH -- Cluster Residential (Nob Hill)
H	H -- Local Historic District
NBR	NBR -- Neighborhood Business - Residential
NRPC	NRPC -- Natural Resource Protection Cluster Option
NRPC (R-40)	NRPC (R-40) -- Natural Resource Protection Cluster (R-40 option)
RC	RC -- Residential Cluster Option
RDO	RDO -- Retail District Overlay

