

6 Leigh St. Clinton, NJ 08809

Hunterdon County

EXCLUSIVE FOR SALE

INVESTMENT OPPORTUNITY

PRIME DOWNTOWN CLINTON LOCATION



PROPERTY DESCRIPTION

Well-kept Investment opportunity located in the heart of historic downtown Clinton one of Hunterdon County's charming and walkable business districts. Two story free standing six income producing property. Corner location. Remolded from top to bottom. Upgraded bathrooms, kitchen.

PROPERTY HIGHLIGHTS

- Flexible C-1 Downtown Commercial Zoning a variety of retail, office, restaurants & service-orientated uses.
- Excellent visibility with strong pedestrian and vehicular traffic.
- Rare opportunity to own in Historic Downtown Clinton.
- Ample public parking directly behind property.
- Minutes from Route 31, 22 & I-78

OFFERING SUMMARY

Price for Sale:	\$825,000.
Lot Size:	.08 acre
Building size:	4,060 SF
Taxes:	\$13,159.
Block, Lot:	Blk: 10 Lot: 12
Parking:	On-Street Parking
Zoning:	C-1 Downtown Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,545	6,738	11,984
Median Age:	43.1	42.5	41.5
Total Population	3,801	18,458	32,742
Average HH Income	122,618	118,363	122,779

Timothy P. Deluccia
Broker Associate
908-938-6405
tim@delucciacommercialgroup.com

Deluccia Commercial Group
1996 Washington Valley Rd.
PO Box 305
Martinsville, NJ 08836



SURVEY REFERENCE:

1. A MAP ENTITLED "SURVEY FOR THE ESTATE OF ROBERT TRUBEK, IN TOWN OF CLINTON, HUNTERDON COUNTY, N.J.," PREPARED BY STUDDER AND MCLENDOWNEY, DATED JUNE 1, 1965, AND FILED IN THE HUNTERDON COUNTY CLERK'S OFFICE ON 12-29-65, AS MAP #1904.

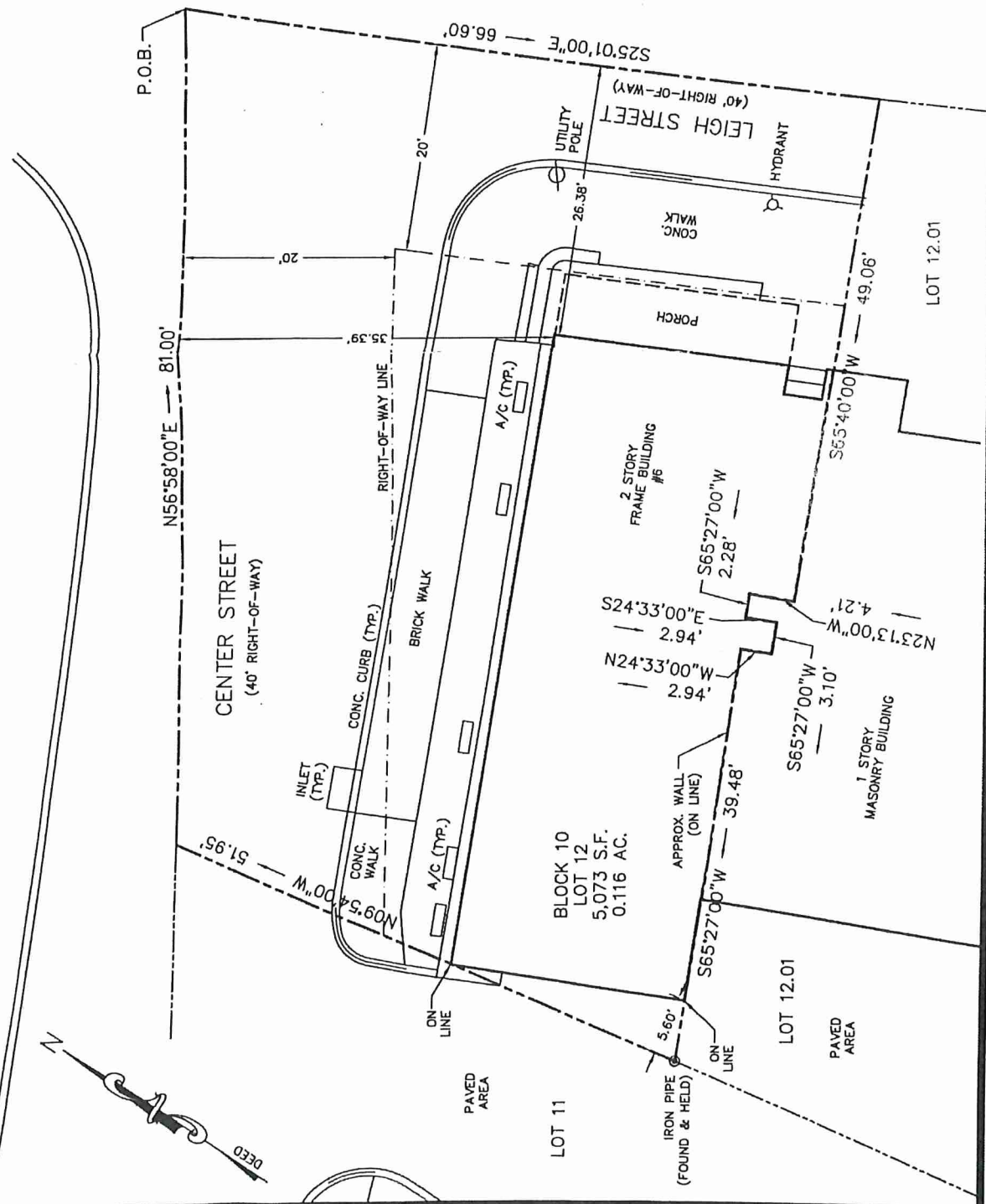
GENERAL NOTES:

1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND.
2. THIS SURVEY WAS PREPARED USING A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ORN5700 HAVING AN EFFECTIVE DATE OF AUGUST 21, 2015.
3. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
4. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE TAX MAPS FOR THIS MUNICIPALITY.
5. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
6. THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES THAT WERE NOT VISIBLE AT THE TIME OF THIS SURVEY.
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM "THE ULTIMATE USER" PURSUANT TO P.L.2003, C.14 N.J.S.A. C45:8-36.3 AND N.J.A.C.13:40-5.1(D).
8. THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE PARTIES LISTED AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT PARTIES.



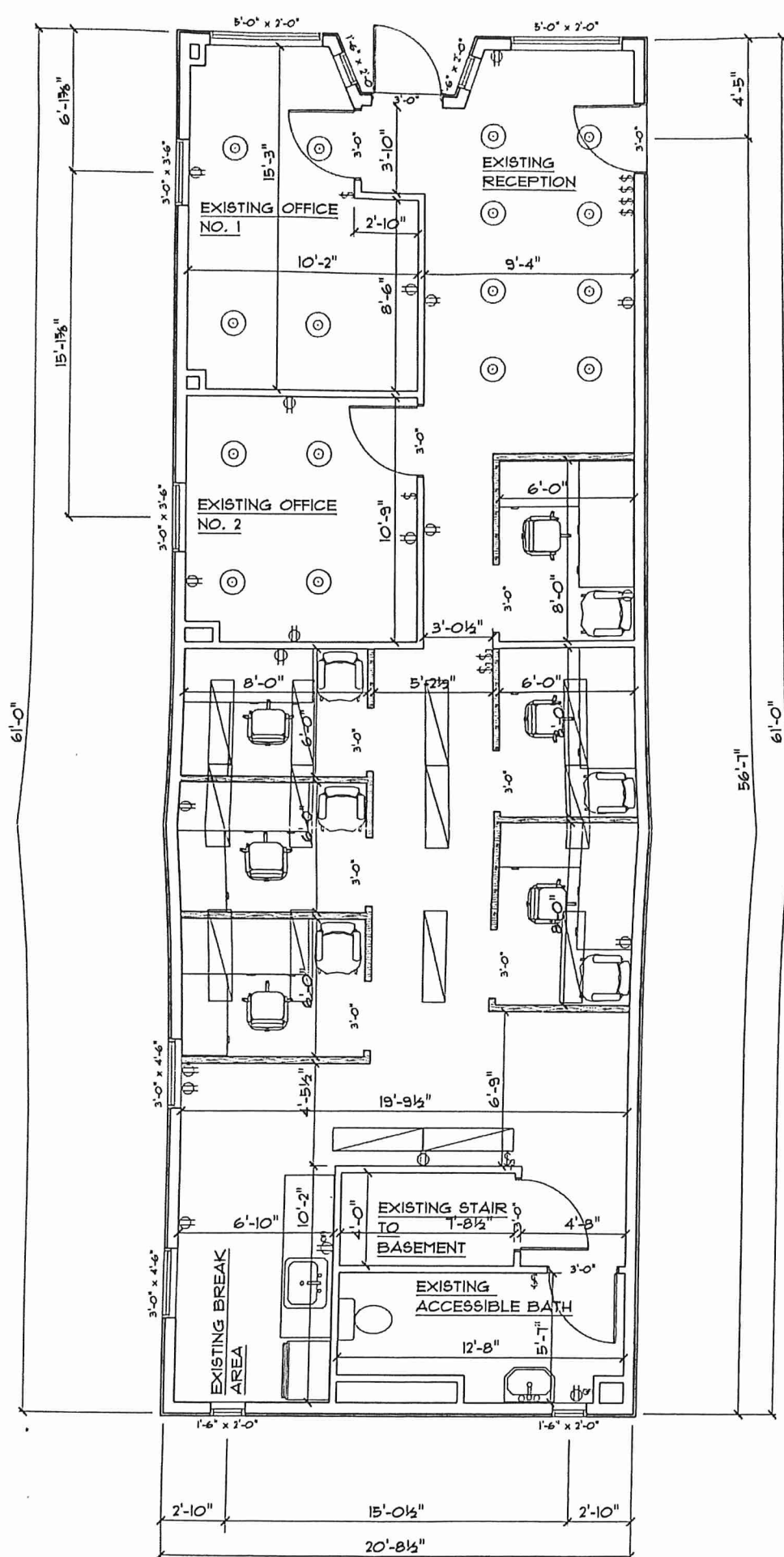
140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX 908-238-9572
 A PROFESSIONAL ASSOCIATION
 AUTHORIZATION CERT. 24GA28021500 EXP. 8/31/2016

PLAN OF SURVEY FOR BLOCK 10, LOT 12 LOCATED IN TOWN OF CLINTON, HUNTERDON COUNTY NEW JERSEY	
WAYNE J. INGRAM PROFESSIONAL LAND SURVEYOR <i>WJ</i>	
SCALE: 1" = 10' DATE: SEPT. 2015	DRAWN BY: FRB CHECKED BY: WJI DATE: 9/18/15 SHEET 1 OF 1
WAYNE J. INGRAM - N.J. P.L.S. 24GS433300 JOB NO. 0115293 DWG. FILE: 6 LEIGH STREET	



RARITAN





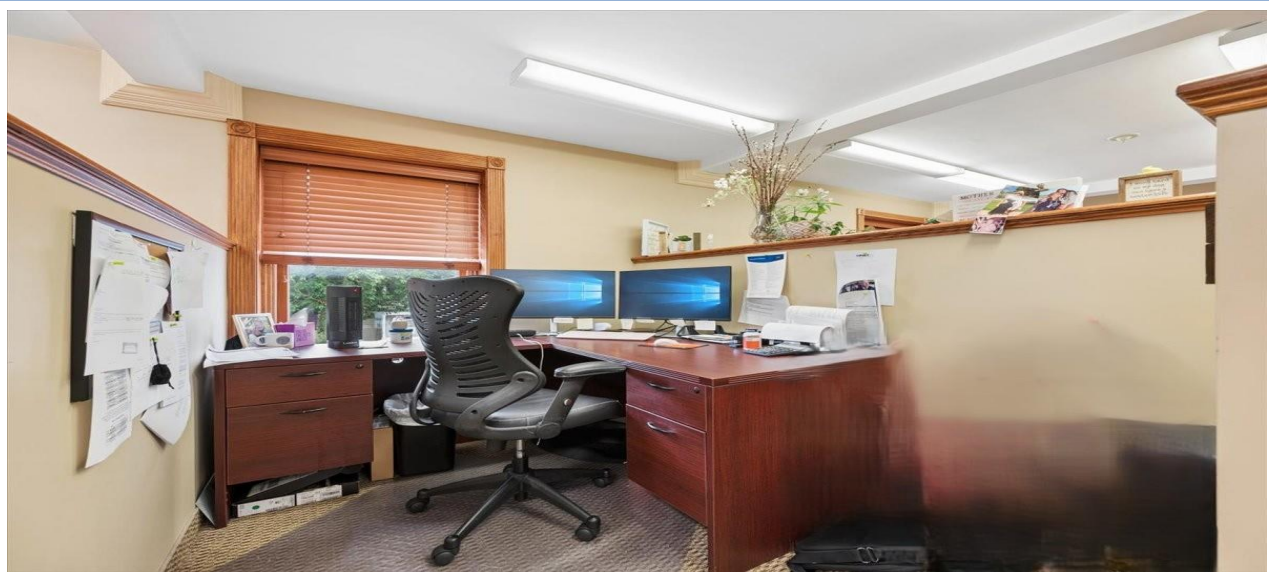
HALF WALL PARTITION DETAIL

10/13/15

TRUE INSURANCE RENOVATED FIRST FLOOR PLAN

Patrick A. Baldoni AIA
Architect
1392 U.S. Highway 22
Lebanon, NJ 08833

6 Leigh St. Clinton NJ



6 Leigh St. Clinton NJ



Income & Expense Statement
6 Leigh St. Clinton, NJ 08809
Office Building Complex

Rent roll:

<u>DATE</u>	<u>TENANT</u>	<u>SUITE</u>	<u>MONTH</u>	<u>ANNUAL</u>	
4-1-26 to 28	World Insurance	1 st Floor	\$3,750	\$45,000	
4-1-26 to 29	IHM, LLC	2B, 2D, 2F	2,200	26,400	
6-1-26 to 27	Ron Schroeder, PhD	2E	700	8,400	
4-1-26 to 27	Dr. David Bock	2C	600	7,200	
Open	Open for Rent	2A	700	8,400	
Open	Open for Rent	Basement Storage	500	6,000	
		Total 100%	\$8,450	\$101,400	<u>Operating Net Income</u>
		Present 86%	7,250	87,000	\$64,121

Expenses 2025:

Property Taxes	\$13,168
Electric	4,645
Oil	3,586
Water	380
Sewer	528
Garbage	1,445
Pest Control	1,092
Property Insurance	4,520
Flood Insurance	6,341
Maintenance	1,573
Total	\$37,279

GOI: \$101,400.00

TOE: \$37,279.00

NOI: \$64,121.00