

2 CENTRAL JERSEY AUCTIONS

AUCTION DATE: FEBRUARY 14, 2019 AT 1 PM

AUCTION LOCATION:
HOLIDAY INN CLINTON
111 W MAIN ST, CLINTON, NJ 08809



Max Spann Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809

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AUCTIONS

2 Central New Jersey Opportunities



CLINTON TOWNSHIP

9,000⁺ SF MIXED USE BUILDING
ON HIGH VOLUME ROUTE 31



ABSOLUTE AUCTION TO BE SOLD REGARDLESS OF PRICE!

FLEMINGTON BOROUGH

PROFESSIONAL OFFICE
COMMERCIAL BUILDING
MAIN STREET BORO LOCATION

1

9,000^{+/-} SF MIXED USE BUILDING FANTASTIC HIGH VISIBILITY ROUTE 31 COMMERCIAL OPPORTUNITY



PROPERTY ADDRESS:
1751 ROUTE 31 SOUTH, CLINTON, HUNTERDON COUNTY, NJ 08809



HIGH VISIBILITY ON ROUTE 31

- Numerous possibilities for retail, medical, office complex, professional, etc.
- Grow your business at this highly visible Route 31 location!
- High Traffic location with an average of 35,140 vehicles per day passing this property
- 9,000^{+/-} sf Retail building with 2 apartments
- 2.9^{+/-} Acre Lot Commercial Zoning (C-1)
- Ample space for commercial vehicles in the detached oversized garage with two 14 ft doors
- Convenient to downtown Clinton, Routes 31, 22, and I-78

PROPERTY PREVIEWS 12 TO 2 PM:

THURSDAY, JANUARY 24TH

THURSDAY, JANUARY 31ST



ABSOLUTE AUCTION TO BE SOLD REGARDLESS OF PRICE!

2

PROFESSIONAL OFFICE BUILDING ON MAIN STREET



PROPERTY ADDRESS:

54 EAST MAIN STREET, FLEMINGTON, HUNTERDON COUNTY, NJ 08822

PROPERTY PREVIEWS 12 TO 2 PM:

THURSDAY, JANUARY 24TH

THURSDAY, JANUARY 31ST

- Wonderful visibility on this main thoroughfare into downtown Flemington
- .56^{+/-} Acres - Large Borough Lot - Plenty of parking
- TR Zone with Office use variance
- Partially Renovated-Finish the project and move right in!
- Public water, sewer & gas
- Walk to the Hunterdon Courthouse, Shops & Businesses
- Directly off Route 31 and convenient access from Routes 12 & 202

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