



AUCTION

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MAJOR AUCTION ANNOUNCEMENT

**6.66^{+/-} Acre Highway Commercial Complex with Three Buildings
Located on a Signalized Intersection**

Guaranteed Minimum Bid \$190,000



1136 Route 31 (Log Cabin)
3,950^{+/-} SF building on 1.16^{+/-} acres

Guaranteed Minimum Bid \$100,000



1132 Route 31
4,464^{+/-} SF building on 2.63^{+/-} acres

Guaranteed Minimum Bid \$635,000



1128 Route 31 (Echo Hill Plaza)
16,000^{+/-} SF building on 2.86^{+/-} acres
Income producer - Net Income Approximately \$ 86,586

Sold Separately - Bid on One, Two or all Three Parcels

- Income Producer! Existing Tenants in the Echo Hill Plaza Building
- Signalized Intersection of Payne Rd & Route 31
- Fantastic Visibility-High Traffic Location with an Average of 24,826^{+/-} vehicles per day.
- Close to Clinton, Flemington and Route 78.

**Property Previews 12-2 pm:
Tuesday, May 9th & Tuesday, May 16th**

Online Auction

Bidding Concludes Thursday, May 25, 2023 at 11 am



Property Address:

1128, 1132, 1136 Route 31, Clinton Twp,
Hunterdon County, NJ 08833