



1300 Hamilton Avenue (Block 29103, Lot 1 & Block 29101, Lot 19)

Trenton, New Jersey

Size <ul style="list-style-type: none"> • +/- 3,606 SF - 1st Floor • +/- 3,606 SF - 2nd Floor <p>+/- 7,212 SF - Total (Plus +/- 3,606 SF Basement)</p>	Acreage <ul style="list-style-type: none"> • +/- 0.78 Acres 	Taxes <ul style="list-style-type: none"> • +/- \$44,925 Per Annum (2023)
	Asking Price <ul style="list-style-type: none"> • \$700,000 	

Zoning: RB (Residential)

- **Principal Uses:** Detached single family dwelling units, semi-detached family dwelling units & row house dwelling units
- **Permitted Accessory Uses:** Private attached and detached garages & family day care homes
- **Permitted Conditional Uses:** Schools, churches, parking lot, day care & nursing homes

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	33,032	20,503	\$70,138
3 Mile	152,164	158,198	\$64,697
5 Mile	232,370	239,630	\$78,236

For Sale - Contact

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Trenton, New Jersey

Site Description

- Rare large corner parcel on +/- .78 acres with freestanding highly visible former 2-story bank building on Hamilton Avenue in Trenton
- Substantial parking with +/-26 spaces
- Delivered "As Is" free and clear of any tenancies
- Back access to residential neighborhoods
- Property will be deed restricted for 2 years against any financial institution
- Zones and Tax Credit Market Eligibility:
 - Housing and mortgage finance agency targeted municipality
 - Low income housing tax credit qualified census tract
 - Neighborhood revitalization
 - New market tax credit
 - NJ redevelopment authority eligible municipality
 - Smart growth area
 - Urban enterprise (UEZ)

Market Aerial



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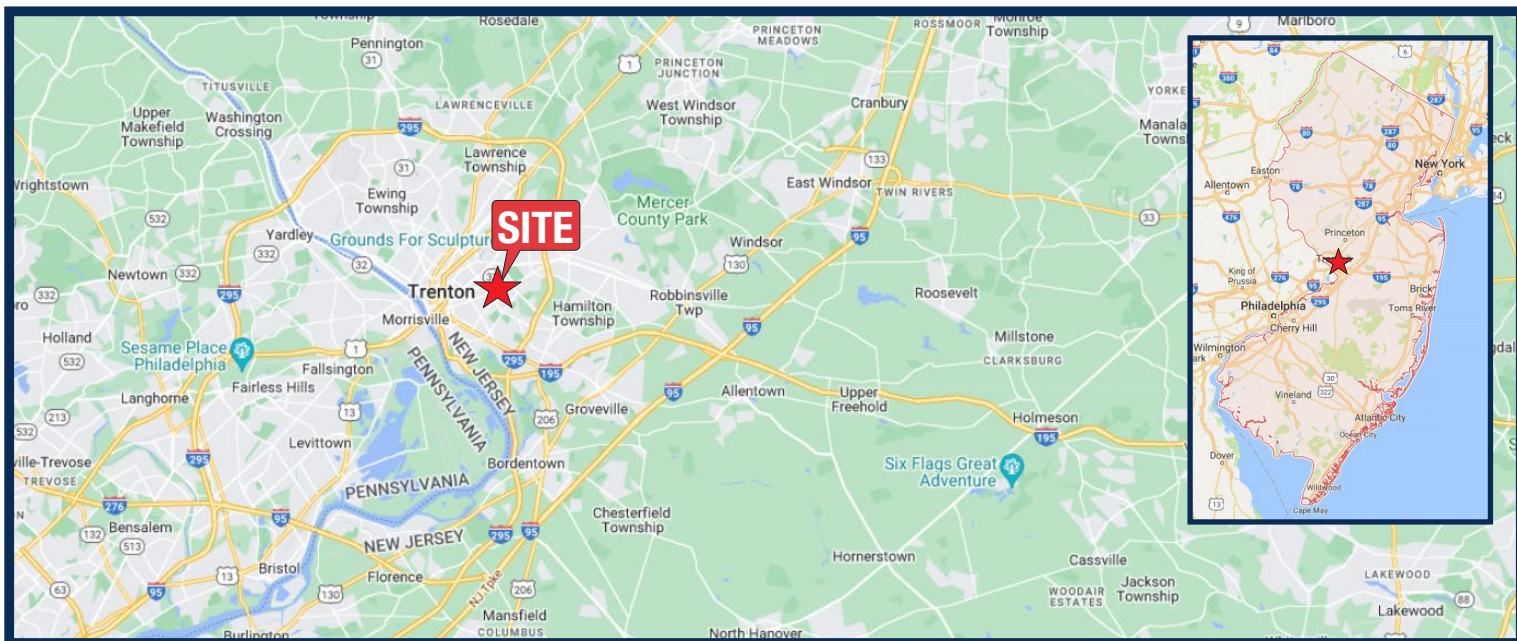
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Micro Market Aerial



State Map



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