



AVAILABLE

610-902-3900

FOR SALE
Commercial/Residential Building
203 - 205 Nassau Street
Princeton, New Jersey 08542
\$1,850,000

- ◆ 1,000sf Commercial
- ◆ 700sf Office
- ◆ 1—Two Bedroom Apartment
- ◆ Six Rental Units
- ◆ All Brick Construction
- ◆ Lot Size: .08 Acres (3,638+/-sf)
- ◆ Building Size: 3,120+/-sf
- ◆ 2.5 Stories
- ◆ Public Water and Sewer
- ◆ Zoned: Commercial



<u>RENTAL INCOME</u>	Monthly Income
Floral Shop (1,000+/-sf Retail Space):	\$ 3,300
Art Studio (7,000sf+/-sf Retail Space):	\$ 2,000
Two Bedroom Apartment:	\$ 1,600
6 —Student Housing rooms:	\$ 4,775
TOTAL ANNUAL RENTAL INCOME:	\$140,000
<u>ANNUAL OPERATING EXPENSES</u>	
Real Estate Taxes:	\$18,420
Insurance:	\$ 2,000
Water & Sewer:	\$ 1,700
Gas & Electric:	\$ 9,000
ANNUAL EXPENSES:	\$31,120
NET OPERATING INCOME:	\$119,404

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