

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



RENTAL INCOME

Commercial & Office:	\$ 5,282/Month
Two Bedroom Apartments:	\$ 1,900/Month
6 —Student Housing rooms:	\$ 5,410/Month

TOTAL ANNUAL RENT: \$ 151,104

ANNUAL OPERATING EXPENSES

Real Estate Taxes:	\$19,000
Insurance:	\$ 2,000
Water & Sewer:	\$ 1,700
Gas & Electric:	\$ 9,000

ANNUAL EXPENSES: \$31,700

NOI: \$119,404

Victor Kaplan

Vice President

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This Information is Deemed Accurate Though Subject to Errors and Omissions