

# 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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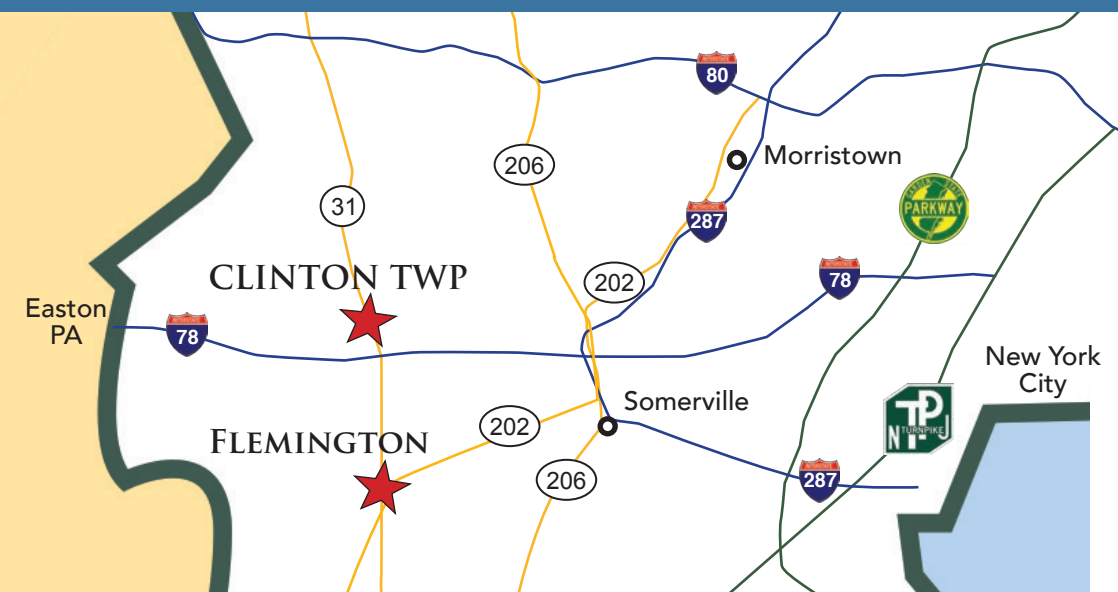


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# AUCTIONS

2 Central New Jersey Opportunities



## CLINTON TOWNSHIP

9,000<sup>+</sup> 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<sup>+/-</sup> 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<sup>+/-</sup> sf Retail building with 2 apartments
- 2.9<sup>+/-</sup> 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 24<sup>TH</sup>

THURSDAY, JANUARY 31<sup>ST</sup>

**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 24<sup>TH</sup>

THURSDAY, JANUARY 31<sup>ST</sup>

- Wonderful visibility on this main thoroughfare into downtown Flemington
- .56<sup>+/-</sup> 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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