

# FOR SALE

**364 Nassau Street  
Princeton, NJ**

**1,652 Square Feet**



We are pleased to offer for sale the property at **364 Nassau Street**, in Princeton, NJ. The property is adjacent to numerous restaurants, food service establishments, single family residences, retail stores, postal office, bank, grocery and convenience stores, and within easy walking distance of Princeton University.

Commercial properties are rarely offered in Princeton and this one is situated in a prime location with approved uses including, but not limited to, residential, restaurant, school, office building, medical and dental, retail, and other services.

## 364 Nassau Street Fact Sheet

Block/Lot	Block: 32.01 Lot: 221
Lot Size	5,120 square feet (0.12 acre)
Building Size	2 Story of 1,652 square feet with full, dry basement and stand-alone 3 bay garage/storage
Location	High Visible Location Great Signage Potential >20,000 Cars Daily
Zoning	NB (Neighborhood Business)
Parking	6 spots in gravel lot

**Sale Price** **\$1,293,000**

# Property Description

The property is a two-story, 1,652 square foot, "mixed use" building, situated on a 5,120 square foot site along Nassau Street.

## THE SITE

The site is a slightly irregular shaped parcel that covers a total estimated area of 5,120 square feet. It has 31.45 feet frontage along Nassau Street and an average depth of 160.39 feet. It is an inside lot. The site is level at road grade. Utilities available to the site include water, sewer, electric, telephone and gas. The rear of the site can be accessed via a one-lane drive on the west edge of the lot, which leads into a gravel parking lot at the rear of the site with parking for approximately nine cars. At the rear of the site, on the back property line, is a three bay parking/storage garage. All other parking is "on-street". The lot is averagely landscaped and there are no known easements encumbering this property. According to FEMA Flood Map # 34025301, dated May 20,1977, the subject site is situated in Zone "C" which means it is not located within a flood prone area.

## THE IMPROVEMENTS

The existing subject structure consists of a two-story, 1,652 square foot, frame built, "mixed use" building. The building was originally constructed around 1900 as a single-family home and was converted to its present "mixed use" approximately fifty years ago.

The structure is situated on a stone and concrete foundation which provides basement area under the majority of the first floor. The subject exterior is finished with cement composition and the roof is pitched and finished with asphalt shingles. The building is heated with a gas-fired, radiant heating system and cooled with wall unit conditioners. Windows are double hung style.

The interior floors are finished with either hardwood, tile, or carpeting. Interior walls and ceilings are finished with painted sheet rock. Lighting is provided by either overhead fluorescent light fixtures or recessed lighting. The floor plan includes the following:

**1<sup>st</sup> Floor** – Dental Office with large Reception, Front Desk/Administration, three (3) Operatories, Office, Kitchen, Lab, Dark Room, and Restroom. (see floorplans)

**2<sup>nd</sup> Floor** – Residential with Living Room, Office/Study, Bedroom, Kitchen and Full Bathroom. (see floorplans)

## Zoning

The subject property is situated in the NB (Neighborhood Business) Zone as delineated by Princeton.

Permitted uses within this zone include: Single Family Residences, 2-Family Residences, Rooming Houses, Churches, Public & Private Schools, Parks - Playgrounds, Public Buildings, Office Buildings, Banks, Parking Garages and Medical/Dental Offices and Mixed Use Buildings. Restricted Uses include: Retail, Bakeries, Eating & Drinking Places, Barber Shops, Beauty Shops, Studios, Private Vocational Schools, Laundromats and Repair Shops.

The Bulk Requirements are as follows:

Maximum Floor Area Ratio:	0.6
Maximum Building Coverage:	30
Maximum Building Height:	3 stories or 35 feet
Maximum Front Yard:	15 feet
Maximum Side Yard:	No Requirement
Maximum Rear Yard:	20 feet

The subject property **does** conform to current zoning requirements.

## Tax and Assessment Data

The 2017 tax assessment for the subject property is as follows:

Land:	\$ 510,000
Improvements:	<u>\$ 198,100</u>
Total	\$ 708,100

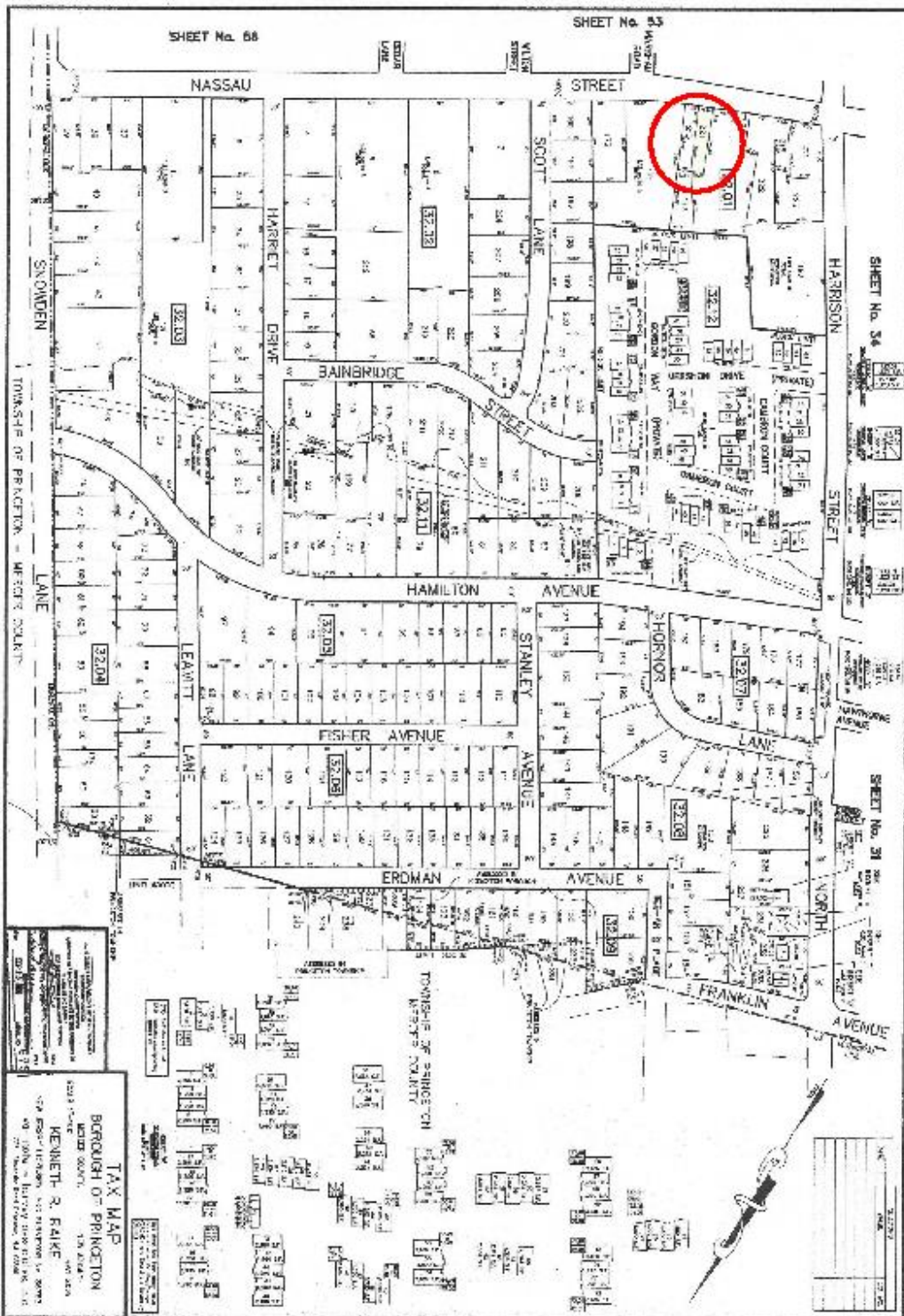
The property is taxed at a rate of \$2.30 per \$100 of assessed value resulting in a total property tax burden of \$16,286 for the year 2017.



# Zoning Map



# Tax Map



**TAX MAP**  
 BOROUGH OF PRINCETON  
 NEW JERSEY  
 JENNIFER R. FAJKE  
 400 EAST HICKORY, SUITE 200, PRINCETON, NJ 08542  
 609.952.1234  
 WWW.MORFORDANDDODDS.COM

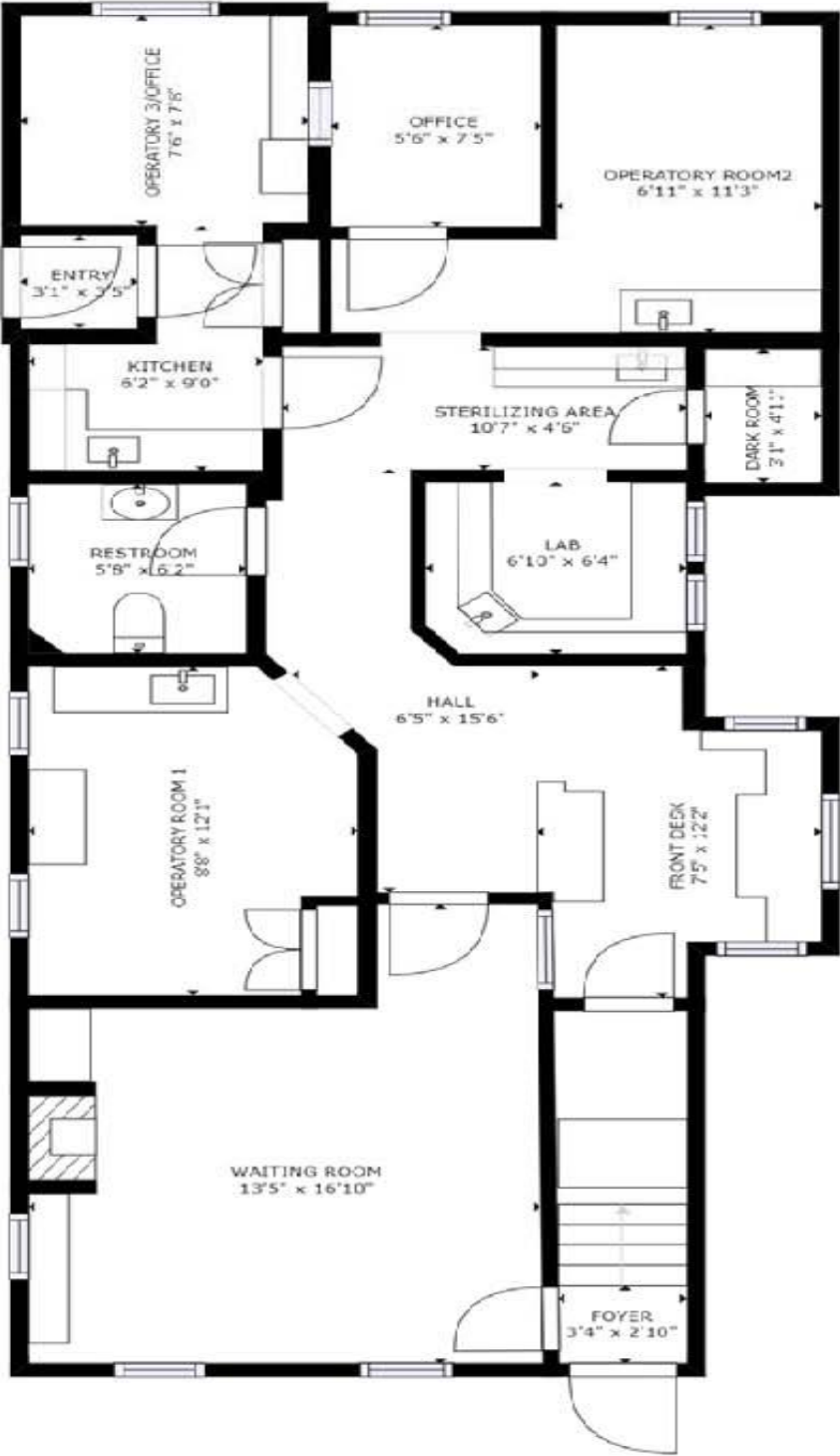
**SHEET NO. 32**



# Aerial Site View

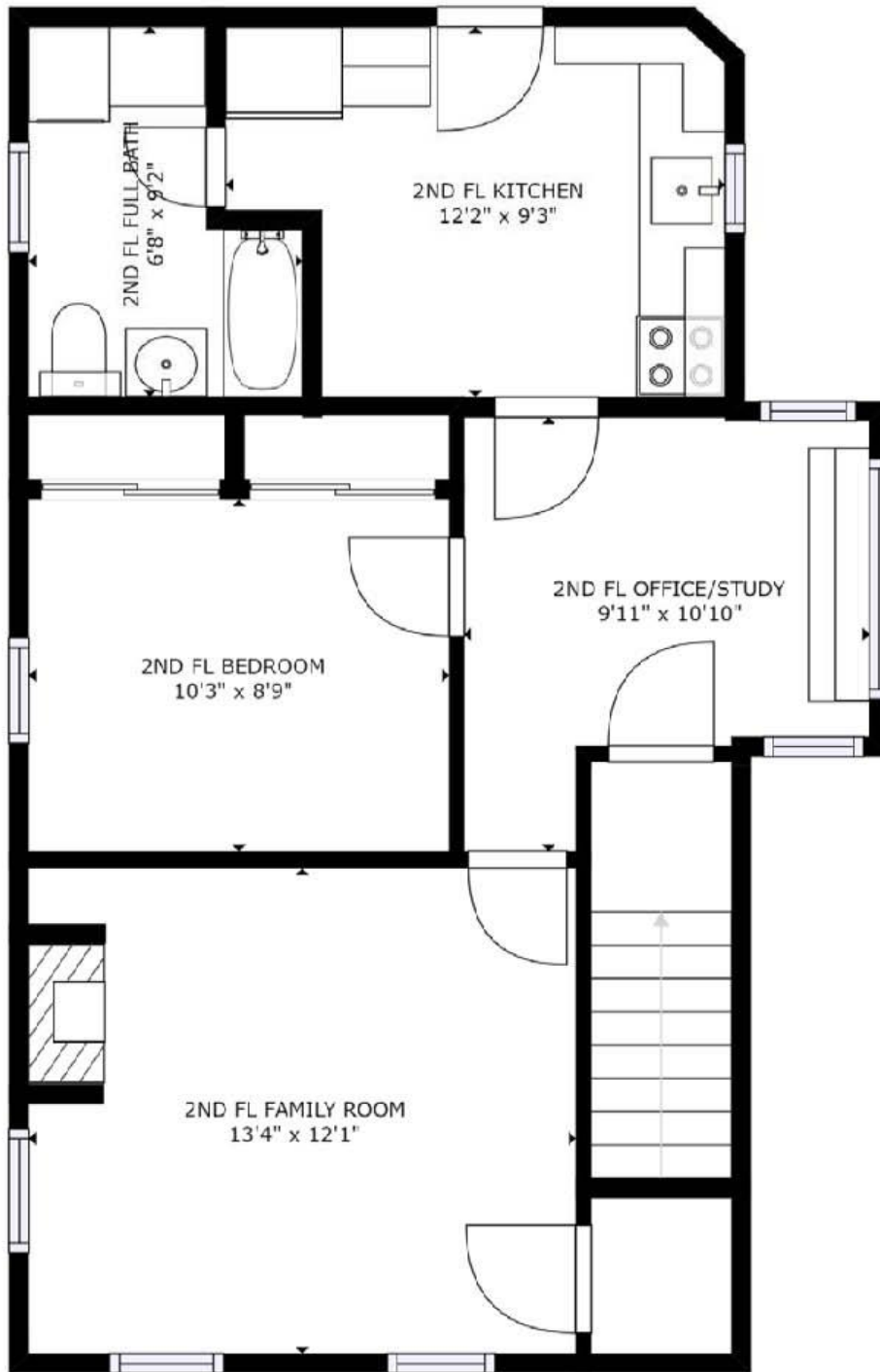


# 1<sup>st</sup> Floor Plan





# 2<sup>nd</sup> Floor Plan



# 1<sup>st</sup> Floor Photos (Dental Office)



## 2nd Floor Photos (Residential Unit)

