

For Sale

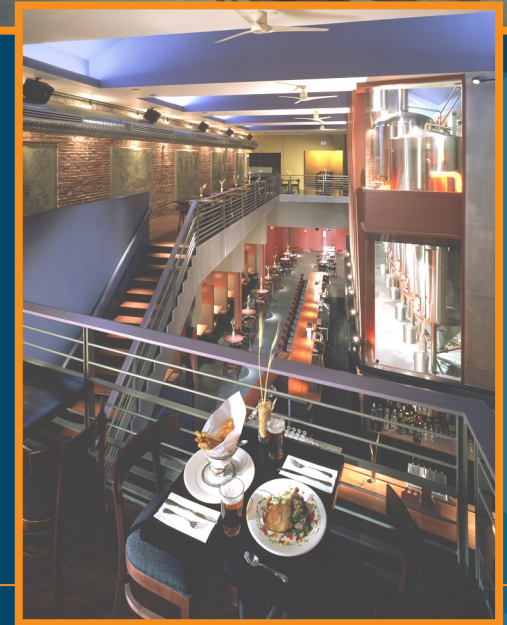
Triumph Brewing Building

\$8,000,000

138 Nassau Street
Princeton, NJ

Call (609) 452-8880

2 story brick building in the heart of Princeton. Formerly the Triumph Brewery. 12,188 square feet total (plus basement). Loading dock. Ideal restaurant location and layout. Available Summer 2023.



MORFORD & DODDS REALTY

COMMERCIAL REAL ESTATE ADVISORS

BLOCK 27.04
N/F LLEWELLYN J. SASSMAN

LOT 28
BLOCK 27
N/F GEORGETOWN

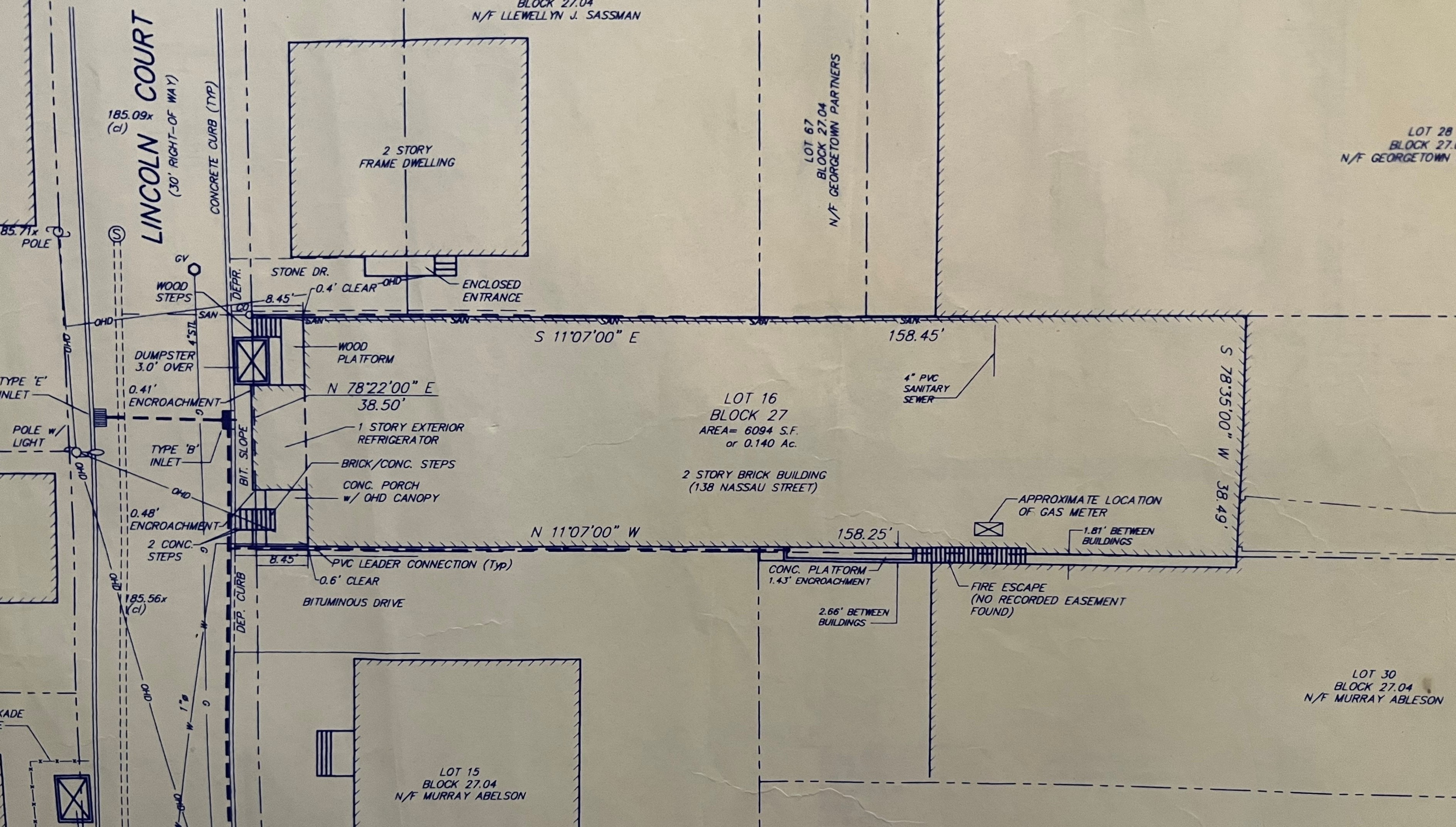
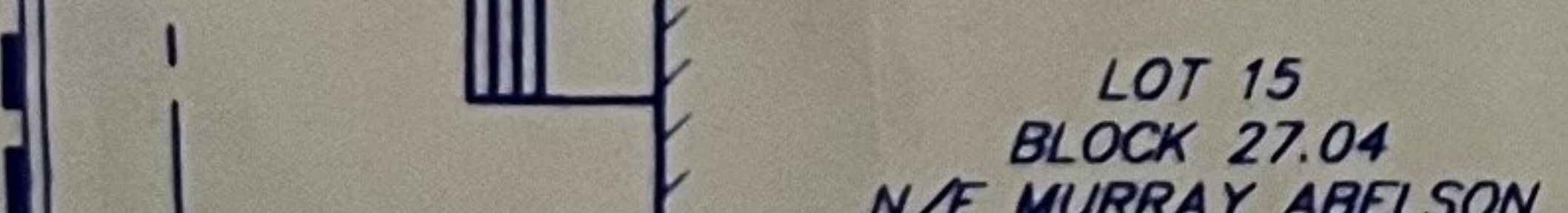
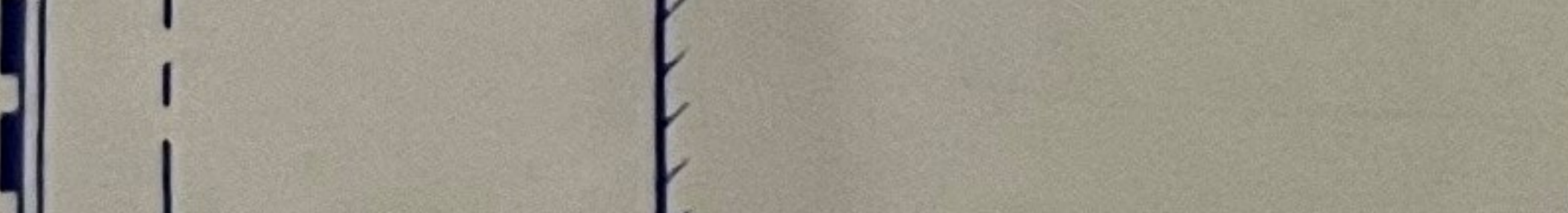
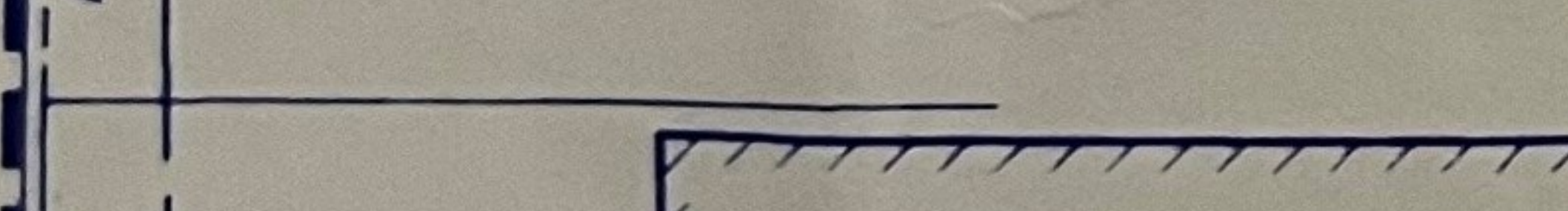
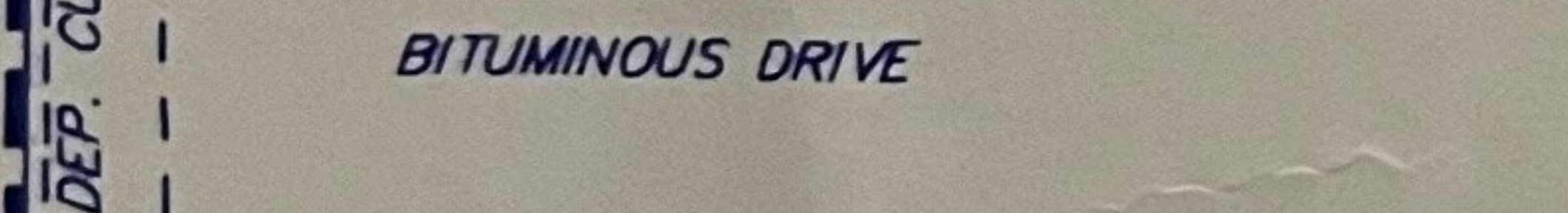
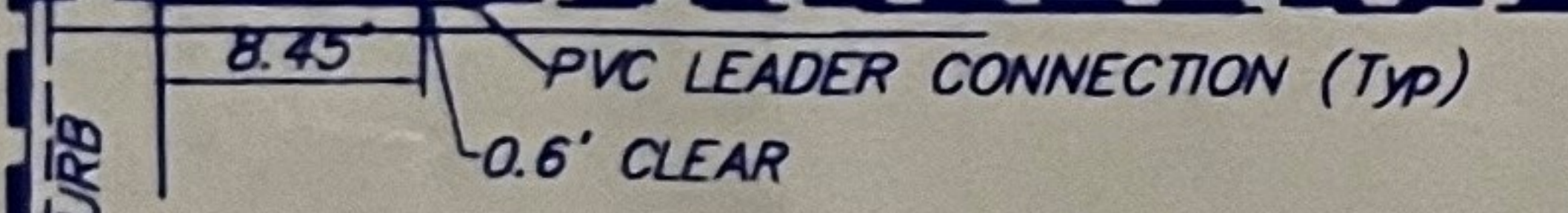
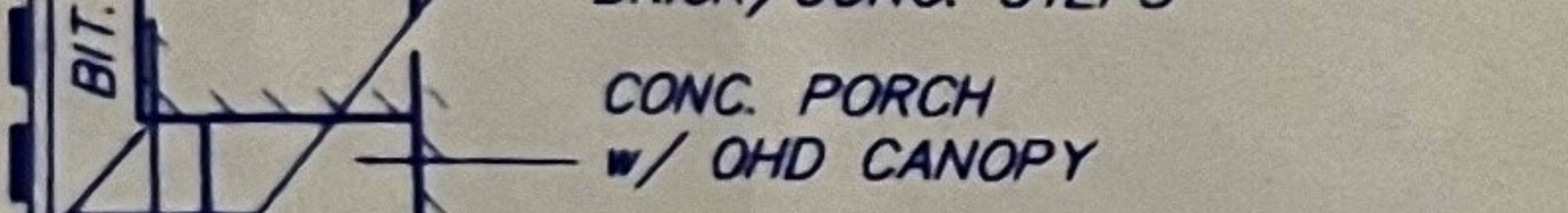
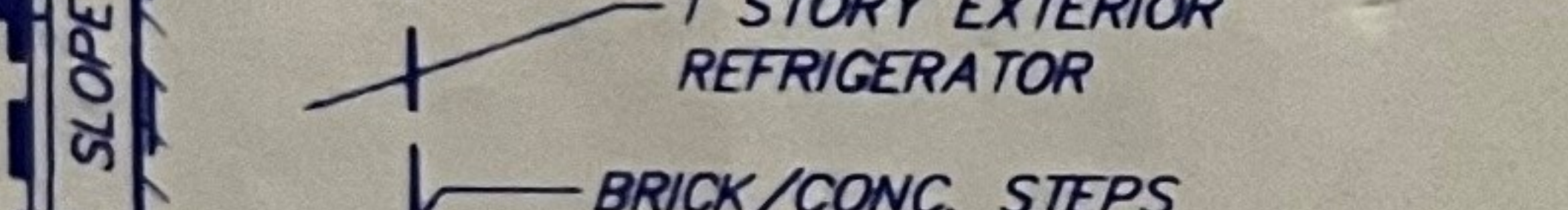
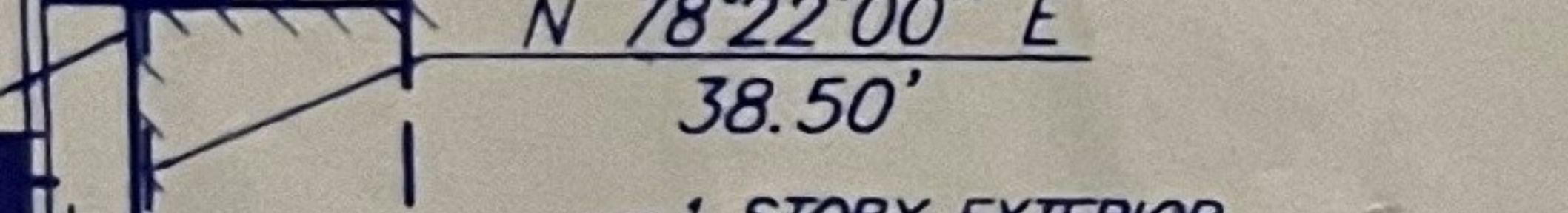
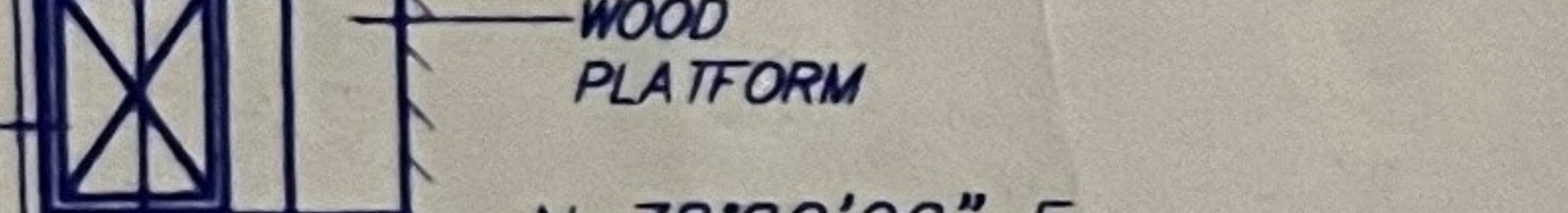
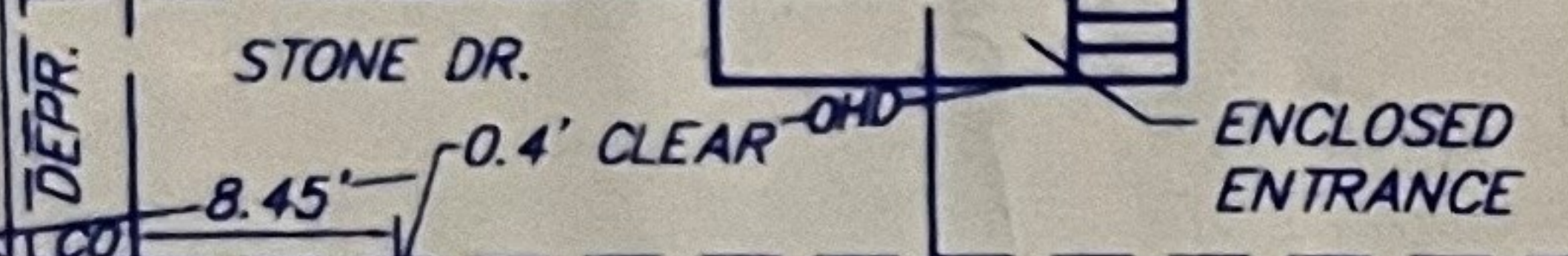
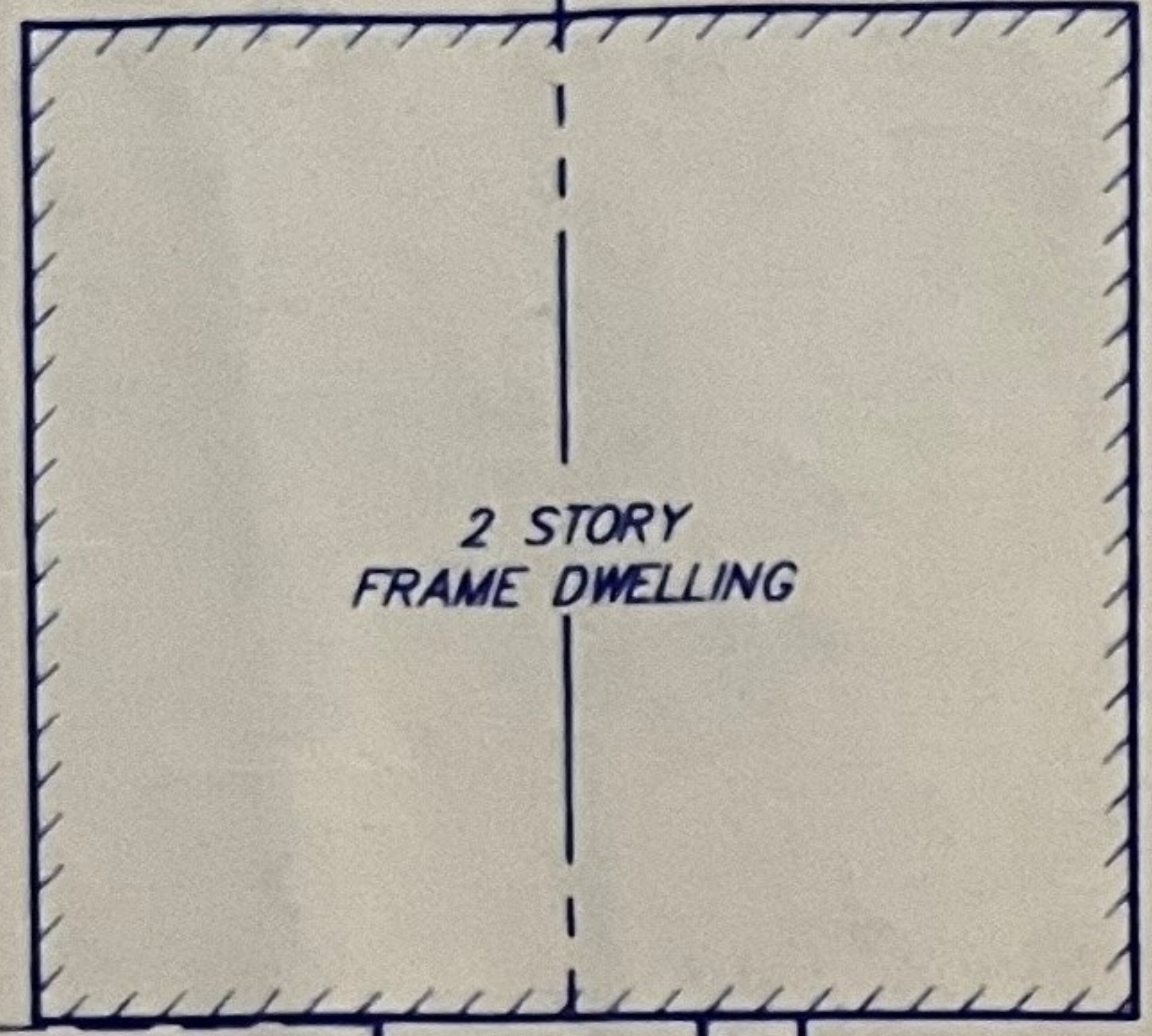
LOT 67
BLOCK 27.04
N/F GEORGETOWN PARTNERS

LOT 30
BLOCK 27.04
N/F MURRAY ABLESON

LOT 15
BLOCK 27.04
N/F MURRAY ABLESON

LOT 16
BLOCK 27
AREA= 6094 S.F.
or 0.140 Ac.

2 STORY BRICK BUILDING
(138 NASSAU STREET)



LINCOLN COURT
(30' RIGHT-OF-WAY)

185.09x
(c)

85.71x
POLE

POLE w/
LIGHT

185.56x
(c)

KADE



CONCRETE CURB (TYP)

DEPR.

DEPR.

BIT. SLOPE

DEP. CURB

GV

WOOD STEPS

SAN

DUMPSTER 3.0' OVER

0.41' ENCROACHMENT

TYPE 'B' INLET

0.48' ENCROACHMENT

2 CONC. STEPS

STONE DR.

0.4' CLEAR

WOOD PLATFORM

N 78°22'00" E
38.50'

1 STORY EXTERIOR REFRIGERATOR

BRICK/CONC. STEPS

CONC. PORCH
w/ OHD CANOPY

2 CONC. STEPS

8.45'

PVC LEADER CONNECTION (Typ)

0.6' CLEAR

BITUMINOUS DRIVE

DEP. CURB

1'8"

1'8"

1'8"

1'8"

1'8"

STONE DR.

0.4' CLEAR

WOOD PLATFORM

N 78°22'00" E
38.50'

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8.45'

PVC LEADER CONNECTION (Typ)

0.6' CLEAR

BITUMINOUS DRIVE

DEP. CURB

1'8"

1'8"

1'8"

1'8"

1'8"

S 11°07'00" E

158.45'

S 78°35'00" W
38.49'

N 11°07'00" W

158.25'

CONC. PLATFORM
1.43' ENCROACHMENT

2.66' BETWEEN BUILDINGS

APPROXIMATE LOCATION OF GAS METER

1.81' BETWEEN BUILDINGS

FIRE ESCAPE
(NO RECORDED EASEMENT FOUND)

4" PVC SANITARY SEWER

138 Nassau St, Princeton, NJ 08542

Tax ID 14-00027 04-00016



Summary Information

Owner: West Bridge Holdings Llc
 Owner Address: 138 Nassau St
 Owner City State: Princeton Nj
 Owner Zip+4: 08542-7011
 Owner Occupied: Yes
 Owner Carrier Rt: C022

Property Class: Commercial
 Annual Tax: \$86,598
 Settle Date: 02/10/17
 Sale Amount: \$4,670,000
 Book: 6278
 Page: 736
 Tax Record Updated: 02/26/23

Geographic Information

County: Mercer, NJ
 Municipality: Princeton
 High Sch Dist: Princeton Reg
 Elm Sch Dist: Princeton Reg
 TaxId: 14-00027 04-00016
 Tax Map: 135
 TaxId Alt: 14-00027 04-00016
 Block: 00027 04
 Old Block:
 Old Qual Code:

Mid Sch Dist: Princeton Reg
 Lot: 00016
 Census: 0040.002
 Qual Code:
 Old Lot:

Assessment & Tax Information

Tax Year:	2022	Annual Tax:	\$86,598	Total Land Asmt:	\$1,105,800
Asmt As Of:	2022	Taxable Land Asmt:	\$1,105,800	Total Bldg Asmt:	\$2,455,000
		Taxable Bldg Asmt:	\$2,455,000	Total Asmt:	\$3,560,800
				Taxable Total Asmt:	\$3,560,800

Lot Characteristics

Frontage:	38.00	SQFT:	6,003	Zoning:	CBCP
County Desc:	38X158 HIST DIST	Acres:	0.1378		

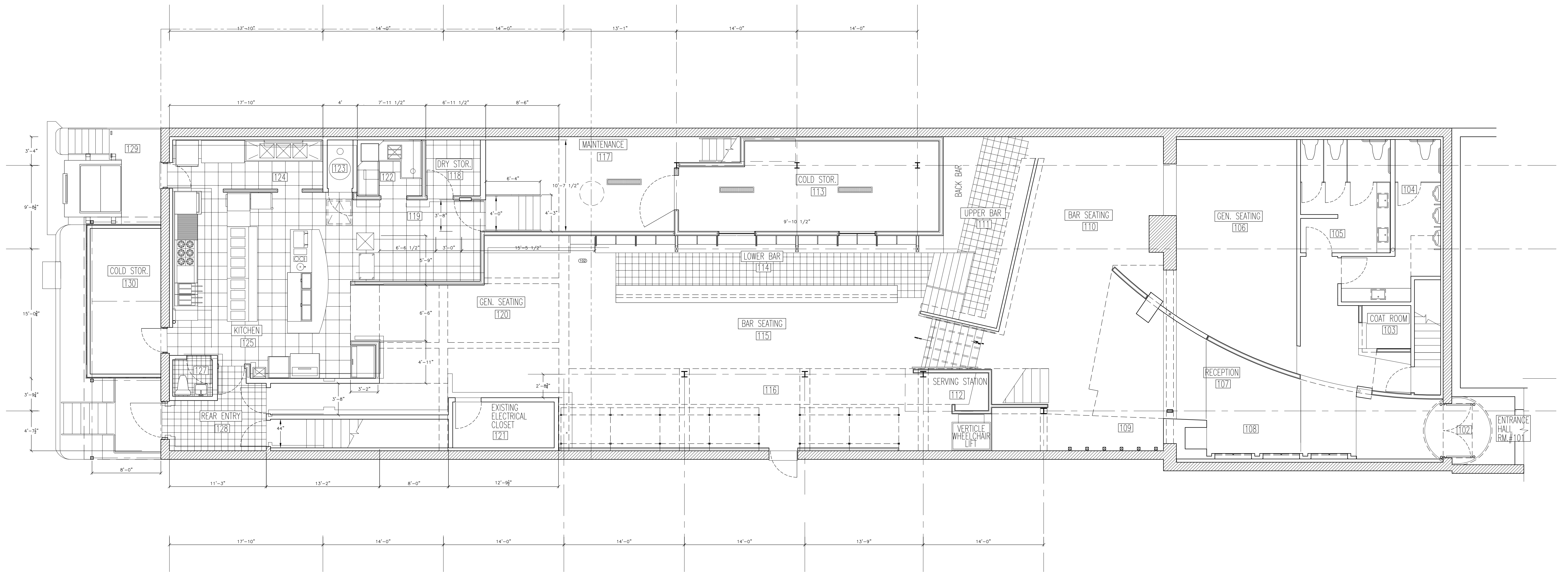
Building Characteristics

Residential Design:	2 Story	Family Room:	0	Bldg Cubic Ft:	731,971
Stories:	2.00	Exterior:	Brick	Building Desc:	2SB
Fireplace Total:	0				

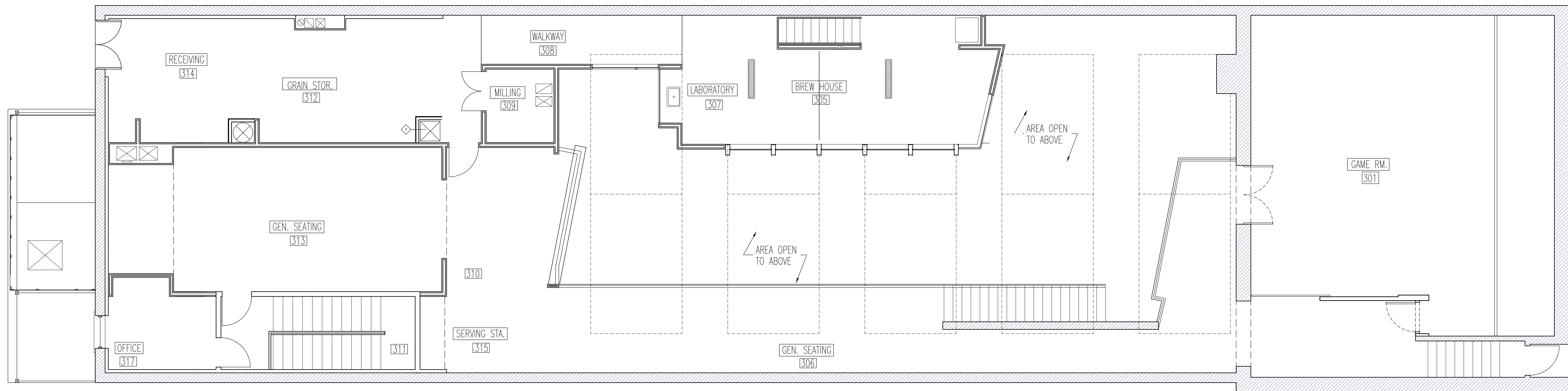
Codes & Descriptions

Land Use:	0				
Exempt Statute:		Part Exempt Code		Exempt Facility:	
Part Exempt Code		Part Exempt Code		Part Exempt Code	
County Land Desc:	38X158 HIST DIST	Total/Addtl Lots:		County Bldg Desc:	2SB

MLS History



TRIUMPH BREWING COMPANY @ 138 NASSAU STREET - FIRST FLOOR PLAN - 1/4" = 1'0"



TRIUMPH BREWING COMPANY @ 138 NASSAU STREET - SECOND FLOOR PLAN - SCALE 1/4" = 1'-0"