

The IOC Building

714-716 South Clinton Avenue

Trenton, New Jersey

4,500 sq.ft. Distinctive Store/Office, Office Suites & Creative Loft Office on a major thoroughfare in the Chambersburg section of Trenton.

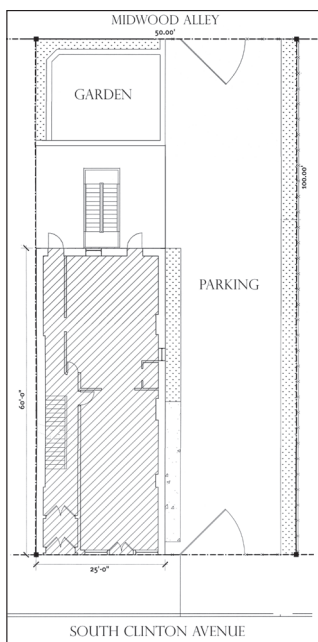


BUY FOR
\$275,000
OR LEASE
(page 2)

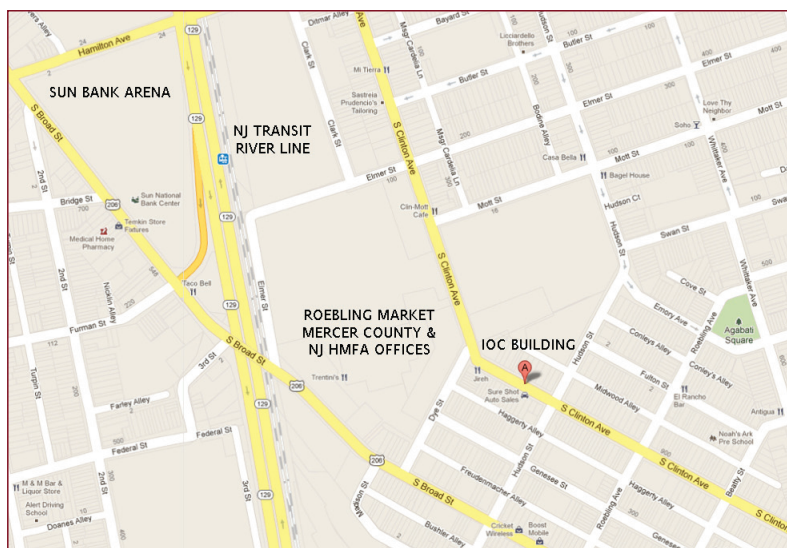
609.439.7700
www.iocbuilding.com
info@iocbuilding.com

Brokers Protected
5% Commission

Eligible for 20%
Historic Investment
Tax Credits for a
Certified Rehabilitation

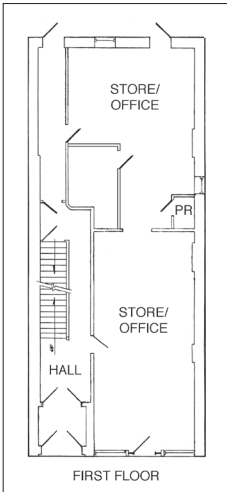


50 ft. x 100 ft. Lot
6-7 Parking Spaces

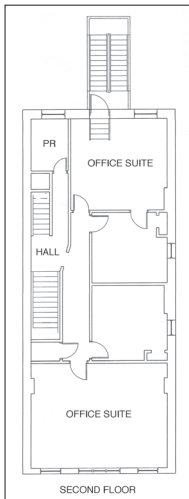


Adjacent to the Roebling Market/Mercer County/
NJHMFA/Offices, 3 blocks to River Line
Station, 4 blocks to Route 129 & Sun Bank Arena,
10 blocks to Route 1 & Trenton Amtrak/NJ Transit
Station.

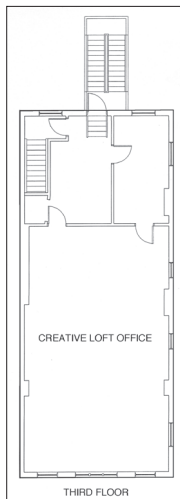
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1st Floor
Store/Office
±1,040
\$1,100/month
plus utilities



2nd Floor
Office Suites
±1,350 sq.ft.
\$1,000/month
plus utilities



3rd Floor
Creative Loft
Office
±1,450 sq.ft.
\$1,000/month
plus utilities

