



## Golden Crest Corporate Center Medical/Professional Office Condominium

2279 US Highway 33 Hamilton, NJ 08690 - Unit 507/508

**Onsite Auction: August 8<sup>th</sup> @ 12PM**

\$20,000 Deposit. 10% Buyer's Premium. 2% Broker Coop. See Summary Terms, Contract of Sale and Terms & Conditions for more details. Inspection Dates & Times will be posted on the Property Information Page on the AuctionAdvisors' website.

### Property Information

The offering consists of a one story 3,684± SF office condominium located in the Golden Crest Corporate Center in Hamilton, NJ. The building was constructed in 2001, features a wood and masonry exterior, and has been well maintained and upgraded throughout the years. There is 200± amp service, central air conditioning, and gas heaters. The property was most recently used as an NJEA training facility and can easily be divided into two separate units. The unit is currently configured with two offices, a conference room, storage area, two bathrooms, kitchenette, several admin areas, and a copy room. This unit is zoned REO-5 which is ideal for any medical or professional use.

Unit:	507/508	Building Size:	18,000± SF
Space Available:	3,684± SF	HVAC:	Central AC & Gas Heating
Parking:	On Site	Utilities:	Public Gas, Water, Sewer
Physical Address:	2279 US-33 Hamilton, NJ 08690	Electric:	200 Amp
Taxes:	\$18,616.33	Zoning:	REO-5 (Research, Engineering, and Offices)

### Location Information

The Golden Crest Corporate Center is located approximately 45± miles from New York and Philadelphia. The location provides easy access to NJ Route 33 & 130, I-195, I-295, and the NJ Turnpike.

