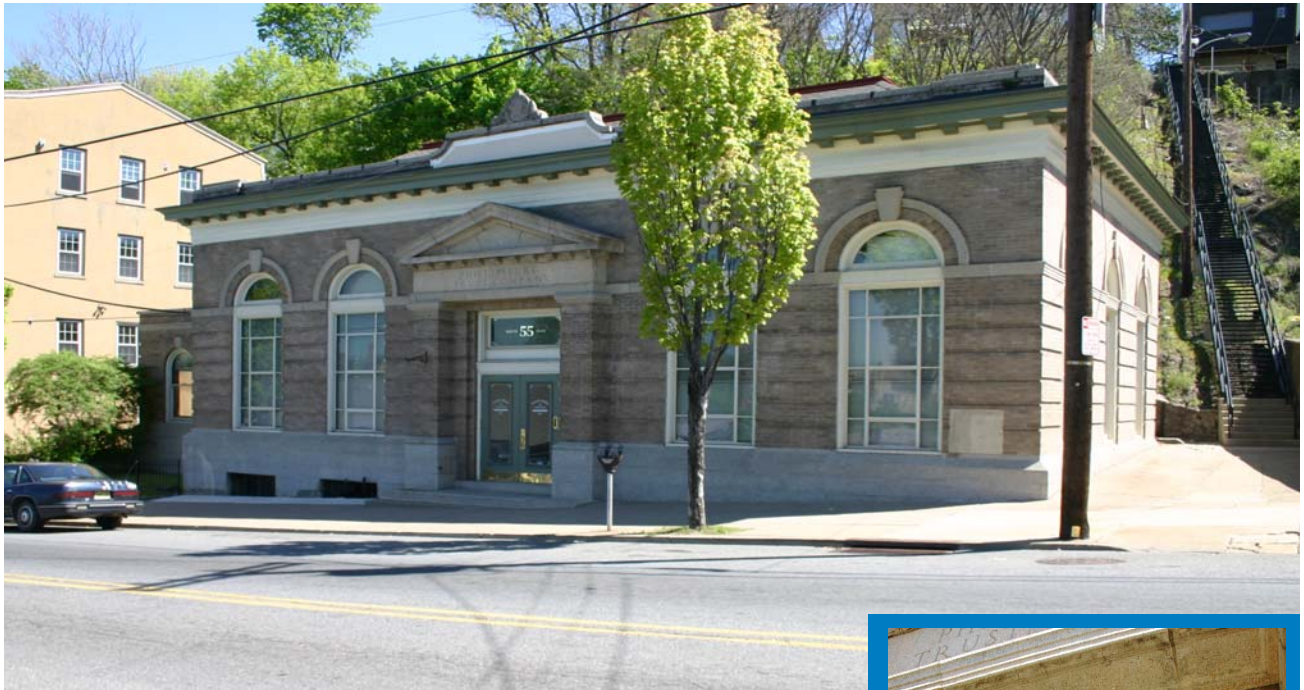


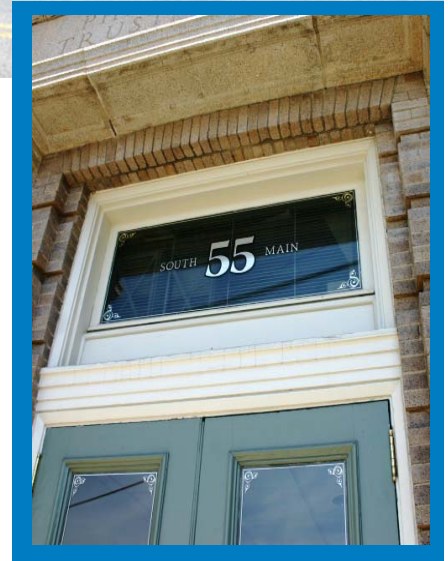
# 55 South Main Street Phillipsburg, NJ 08865

*an updated historic office/bank building*



## building information

- ◆ 5,525 SF Building on 2 levels, 0.33 Acres
- ◆ Former Phillipsburg Trust Company
- ◆ Asking Price - \$715,000, '06 Taxes \$10,702
- ◆ Built 1925 - Converted to Modern Office
- ◆ Additional 1,004 SF in basement
- ◆ Easy Access to Routes 22 and 78



FOR MORE INFORMATION OR A PRIVATE SHOWING:

Mark Bennison  
609-466-0400  
mcb@trilliumrealty.com

Paul McArthur  
609-466-0400  
pim@trilliumrealty.com



**Trillium Realty Advisors, L.L.C.**  
83 Princeton Avenue, Hopewell, NJ 08525

Information concerning this offering is from sources deemed reliable, but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

# 55 South Main Street Phillipsburg, NJ 08865

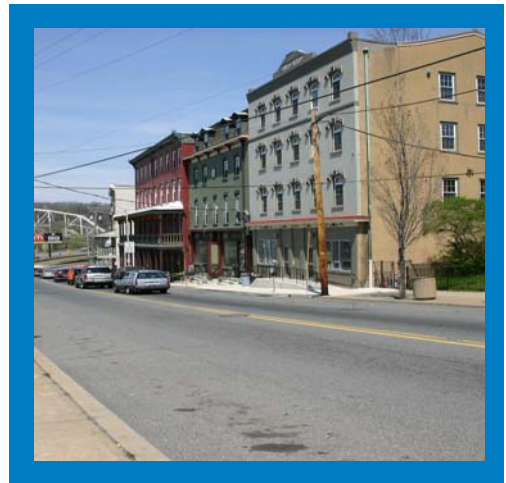
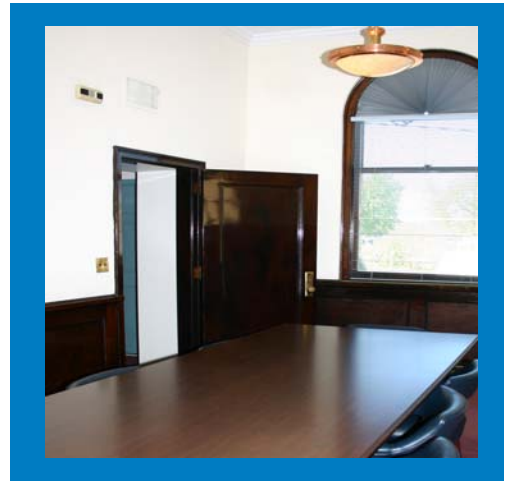
*an updated historic office/bank building*



area map

## amenities

- ◆ Just off Union Square in Phillipsburg, NJ
- ◆ Offices, Conference Room, Cubicle Space
- ◆ UEZ Zone Incentives Available
- ◆ South Main Street Commercial Zoning allows Retail, Restaurants, Taverns, Real Estate, Studios etc.
- ◆ River Views - Leased Parking Lot Available



FOR MORE INFORMATION OR A PRIVATE SHOWING:

Mark Bennison

609-466-0400

mcb@trilliumrealty.com

Paul McArthur

609-466-0400

pim@trilliumrealty.com



**Trillium Realty Advisors, L.L.C.**

Information concerning this offering is from sources deemed reliable, but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.



**55 S. Main St. – Phillipsburg, NJ**



**Front View**



**View Toward Union Square**



**2<sup>nd</sup> Floor Cubicle Space**

For Sale

A 5,525 SF Office Building with the following amenities:

- Walk-in Reception Area
- 3 Private Offices
- Executive Support Staff Area
- Main Street Location
- Large Conference Room with 12' Ceilings
- Private Men's and Ladies Restrooms
- Views of the Delaware River
- Fireproof Storage Vault on 1<sup>st</sup> Floor and Basement
- 2<sup>nd</sup> Floor is Bright and Airy space with a long window line
- Above Average Physical Condition
- Block 903, Lot 46 – Town of Phillipsburg, NJ
- 2006 Taxes - \$10,702.00

Available in September 2007

Phillipsburg UEZ Zone

Contact: Mark Bennison - Trillium Realty - 609/466-0400



Executive Corner Office



Reception Area



Conference Room



Executive Staff Area



2<sup>nd</sup> Floor Professional Cubicle Area



Exterior from Street

Contact: Mark Bennison - Trillium Realty - 609/466-0400

Information concerning this offering is from sources deemed reliable, but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.