

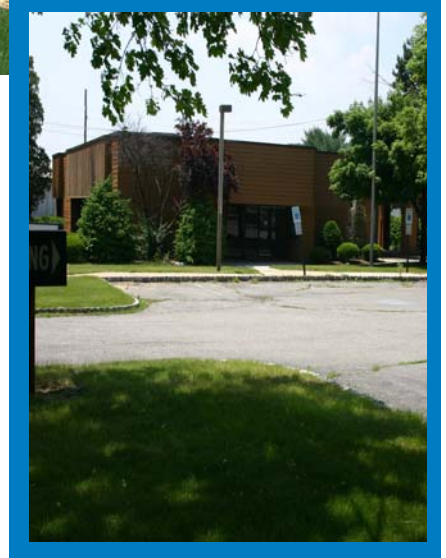
108 Baltimore Street Phillipsburg, NJ 08865

a modern office/bank building on 2 levels



building information

- ◆ 2,816 square feet on each floor, 0.95 Acres
- ◆ Former United Trust Bank Branch
- ◆ Asking Price - \$489,000, '08 Taxes \$8,783
- ◆ Built-Out Premium Office Space
- ◆ Adjacent Private Parking Lot Included
- ◆ Easy Access to Routes 22, 78 and Hillcrest



FOR MORE INFORMATION OR A PRIVATE SHOWING:

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area map



amenities

- ◆ Easy access to the new Hillcrest Professional Plaza
- ◆ Located in Lopatcong Township, NJ
- ◆ Parking Ratio of 6 per 1,000 SF
- ◆ Retail Business Zoning (RB) allows Retail, Banks, Funeral Homes, Restaurants, etc.
- ◆ Neighbor to Warren Hospital



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