

Caola Building

**Historic building in
Downtown Hotel District. In
need of Rehab.**

The **transfer** of this site is negotiable

Price: Negotiable

Assessed Value: \$250,000 to \$1,000,000

Site Status: Available for Redevelopment

Location:

Trenton City
MERCER
101-107 South Warren Street
Trenton, NJ 08608

[View map to this site](#)

[MapQuest map of this site](#)

Brownfields site number: 1151



Owner Information

Owner - Municipality

City of Trenton Dept. Housing and Economic Development
City Hall Annex
Trenton, NJ 08608
P: 609-989-3603
F: 609-989-4243
E: jcapasso@trentonnj.org

Authorized Representative

Taneshia Nash Laird
Director

Contact Person

Contact

Taneshia Nash Laird Taneshia Nash Laird
City of Trenton Dept. Housing and Economic Development
Director

319 E. State Street
Trenton, NJ 08608
P: 609-989-3603
F: 609-989-4243
E: tlaird@trentonnj.org

Director

Site Information

- **Current Zoning:** Commercial
- **Proposed Zoning:** Commercial
- **Copy of title insurance policy available:**
- **Development plan completed:** Yes
- **Market study completed:** No

Current / Previous Operation

Current site usage

Inactive (out of use)

Description of current operations

vacant

Description of prior operations/site history

former post office, tire center and other commercial uses.
Historic inn and newspaper publisher

Property and Buildings

- **Property size in acres:** >1
- **Property size range:** .25 – 1
- **Land use or deed restriction(s) in effect:** No

Utilities

- **Public water available:** Yes
- **Electric available:** Yes
- **Gas available:** Yes
- **Public sewer available:** Yes

- **Easement(s) in effect:**
- **Number of buildings:** 1
- **Condition of buildings:** Poor
- **Square footage of all buidlings:** 25,000 sq. ft.
- **Total building space:** 25,000 sq. ft.

- **Telephone available:** Yes
- **Cable available:** Yes
- **Fiber optics available:** Yes

Transportation

Closest Major Highways

I-195
2 miles from site

Closest Local Highways

Route 29
1 miles from site

Closest Rail Line

Rail type: Commuter
Amtrack/NJTransit NE Corridor,
Trenton
1-2 miles from site

- **Traffic study completed:**
- **Road Access:** 2-Lane
- **Waterfront access:** No
- **Airport access:** Yes
- **Public transportation access:**
Yes

Environment

- **Wetlands present:** No
- **Sensitive ecosystems or habitats present:** No
- **Endangered species present:**
No
- **Historic or archaeological site present:** Yes
- **Located within 100 year flood plain:** No
- **Located within 500 year flood plain:** No
- **Copies of enviromental reports available:** Yes
- **Site is on the following list:**
- **Remediation in progress:** No
- **Estimated completion of remediation:**

Financial and Government

Available incentives

- Designated Redevelopment Area
- Tax rebate or abatement
- Urban Coordinating Council Neighborhood
- Urban Enterprise Zone

Taxes

- **Tax certificate held:** Yes
- **Cost of annual property taxes:**
- **Tax lien in effect:** No
- **Other liens or judgments in effect:** No

Final Comments



Excellent location for downtown office and/or commercial.