

## Former Service Station - Bridge Street

This former service station also has a garage and is well located near the active Sovereign Bank Arena and the River Line.

The transfer of this site is negotiable

**Price:** Negotiable

**Assessed Value:** Less than \$250,000

**Site Status:** Available for Redevelopment

**Location:**

Trenton City  
MERCER  
421 BRIDGE ST  
TRENTON CITY, NJ 08608

[View map to this site](#)  
[MapQuest map of this site](#)

Brownfields site number: 248



### Owner Information

**Owner -** Municipality

City of Trenton Department of Housing and Development  
319 East State Street  
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  
City of Trenton Department of Housing and Development  
Director

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

Director

### Site Information

- **Current Zoning:** Mixed Use
- **Proposed Zoning:** Other
- **Copy of title insurance policy available:**
- **Development plan completed:** No
- **Market study completed:** No

### Property and Buildings

### Current / Previous Operation

**Current site usage**

Inactive

**Description of current operations**

vacant.

**Description of prior operations/site history**

This property was a gas station/service facility. The Environmental Case was closed through a Classification Exception Area for Groundwater.

### Utilities

- **Property size in acres:** 0.08
- **Property size range:** Less than .25
- **Land use or deed restriction(s) in effect:** No
- **Easement(s) in effect:**
- **Number of buildings:** 0
- **Condition of buildings:** Poor to Fair
- **Square footage of all buildings:**
- **Total building space:** <10,000

- **Public water available:** Yes
- **Electric available:** Yes
- **Gas available:** Yes
- **Public sewer available:** Yes
- **Telephone available:** Yes
- **Cable available:** Yes
- **Fiber optics available:**

## Transportation

### Closest Major Highways

I-195  
3.5 miles from site

### Closest Local Highways

Routes 1&29  
0.5 miles from site

### Closest Rail Line

**Rail type:** Commuter  
RiverLine, Cass Street

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

## Financial and Government

### Available incentives

- HDSRF grants
- HDSRF loans
- Tax rebate or abatement
- Urban Enterprise Zone

## Taxes

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

## Environment

- **Wetlands present:** No
- **Sensitive ecosystems or habitats present:** No
- **Endangered species present:** No
- **Historic or archaeological site present:** No
- **Located within 100 year flood plain:** No
- **Located within 500 year flood plain:** No
- **Copies of environmental reports available:** Yes

- **NJ Preliminary Assessment and Site Investigation (PA/SI) completed:**  
PA: Yes SI: Yes
- **NJ Remedial Investigation (RI) completed:** No
- **Remedial Action Workplan (RAW) completed:** No
- **Site entered in State Voluntary Cleanup Program:** Yes
- **Site ever involved in environmental litigation:** No
- **Regulatory sign-off completed:**  
: There is an existing CEA for gasoline constituents.

- Site is on the following list:
- Remediation in progress:  
No
- Estimated completion of remediation:

### Final Comments

