



**71-73 Union
Lambertville, NJ 08530**

Asking \$799,980.00



COMMENTS

Rare opportunity to own two side-by-side duplexes—making this a unique quadruplex investment—right in the heart of desirable Lambertville. 71 & 73 S Union St are being sold together as one package and present endless possibilities for investors, developers, or owner-occupants looking to generate rental income. 71 S Union features two units: First floor includes a living room, eat-in kitchen, full bath, one bedroom, and a den that could serve as a second bedroom. Second floor offers a living room, kitchen, full bath, and a large bedroom with access to a walk-up attic. 73 S Union also offers two units: First floor (tenant occupied – do not disturb) includes a kitchen, living room, bedroom, and bath. Second floor features a kitchen, living room, full bath, 1 bedrooms, and a walk-up attic. Both homes are being sold AS IS through estate sale, providing a blank canvas for upgrades or redevelopment. Buyers are responsible for all due diligence, inspections, and any certifications required. Just blocks from downtown shops, dining, and the canal path, this is a prime opportunity for rental expansion, condo conversion, or restoration. Don't miss this chance to invest in one of Lambertville's most charming and walkable neighborhoods!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Cooling
Sidewalks	None	See Remarks	Central

HotWater

Water	Sewer
Public	Private

Ask for Linda Watts

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