

# Commercial - HAMILTON, NJ



## 69 Route 156, Hamilton, NJ, 08620

Offered at \$899,000

This Commercial Zoned property sits on a 1.46 acre lot (269x238) in the desirable Yardville section of Hamilton Township. It is right off Route 130 South and close to Interstates, 195, 295 and the NJ Turnpike. The property was the former home of The Grove Restaurant and Liquor Store. Restaurant is currently being leased. The main building is an approximately 2,700 sq. ft. freestanding building that is currently being utilized solely as a restaurant by a tenant. There is a fully equipped commercial kitchen which can be used as a higher-end restaurant. There is also a large walk-in refrigerator. The entire building has undergone recent updates to the in the past few years. There is a newer HVAC, recent electrical and lighting upgrades. The restaurant has an upscale ambiance and has been completely renovated and provides seating for up to 88 people in the main dining room and additional seating in the second dining area. Parking for 70 cars is available on the property. The second freestanding building is an approximately 2,000 square ft., 2-family home, located on the southern part of the lot. Building recently has been updated with basement waterproofing, upgraded electric, insulation and subflooring. The first residential unit is a 2 bed/1 bath unit that was recently updated. It is currently tenant occupied. The second residential unit is a 3 bed and 1 1/2 bath two story unit that is 70% renovated at this time. There is a private driveway for the tenants. There is also a large storage shed on the property that has electricity that can be rented for additional income. Plenty of parking on site for any type of business. There are multiple potential streams of income on this property. Call with any questions or to schedule a showing.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1.47 acre (lot size)

Built: 1920



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vip@assist2sell.com

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