



313 Delsea  
 Glassboro, NJ 08028

Asking \$759,175.00



SJSRMLS

### COMMENTS

VERY RARE Opportunity in the heart of Glassboro to own detached home while collecting rent from three DETACHED rental units (or can rent all as pure investment). 5 minute walk to main campus. Detached house with three separate rental units. This property qualifies for preferential residential loan, rather than just a commercial loan. Option to live in your own detached personal house, while collecting rental income from three detached units in the rear of the property. Or buy as a pure investment. The house has three bedrooms and one bathroom. The three rental units in the back receive the following rents: House: 3BD/1BA - \$2400 Unit 1: 2BD/1BA - \$1650 Unit 2: 1BD/1BA - \$1400 Unit 3: 1BD/1BA - \$1400 Large lot with plenty of off-street parking in paved areas. One minute walk to Walgreens, three min walk to Landmarks and five min walk to main campus.

### PROPERTY DETAILS

|                       |                       |   |                       |
|-----------------------|-----------------------|---|-----------------------|
| ParkingGarage<br>None | Basement<br>Full      | Heating<br>Electric<br>Oil<br>See Remarks | Cooling<br>Wall Units |
| Water<br>Public       | Sewer<br>Public Sewer |   |                       |



Ask for Dawn Warren  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: dew@bergerrealty.com

