

# Berger Realty

Since 1928



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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	Basement	Heating	Cooling
None	Full	Electric	Wall Units
		Oil	
		See Remarks	

Water	Sewer
Public	Public Sewer



Ask for Norman Hartzel  
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