

# Berger Realty

Since 1928



Berger Realty, Inc  
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**337 Jimmie Leeds**  
**Galloway Township, NJ 08205**

**Asking \$1,150,000.00**



## COMMENTS

This property offers a solid investment with established tenants. Located in a thriving commercial area, it is ideal for investors looking to expand their portfolio or business owners seeking a prime location. The building itself consists of six independent office spaces, all of which are just over 1000 sq feet. There are 3 units on the first floor and 3 units on the second floor. 5 out of the 6 units are currently occupied, the buildings income as a whole when fully occupied is \$9200. Each office has its own bathroom, and independent HVAC controls. Tenants are responsible for gas and electric bills, landlord pays the water and sewer. The parking lot has roughly 20 parking spaces, and the first floor of the building is handicap accessible. Additionally there is a large cleared field behind the property that could be utilized for entertaining. Income producing commercial spaces are hard to come by anymore, this one will not last long! Additionally the final unoccupied unit can be rented for \$1500. It consists of a receptionist area, 3 smaller office spaces and a bathroom.

## PROPERTY DETAILS

|                       |                                    |  |                         |
|-----------------------|------------------------------------|--|-------------------------|
| Exterior<br>Vinyl     | ParkingGarage<br>11 or More Spaces | InteriorFeatures<br>Restroom<br>Smoke/Fire Alarm | Basement<br>Crawl Space |
| Heating<br>Forced Air | Cooling<br>Central                 | HotWater<br>Gas                                  | Water<br>Public         |



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