

# Berger Realty

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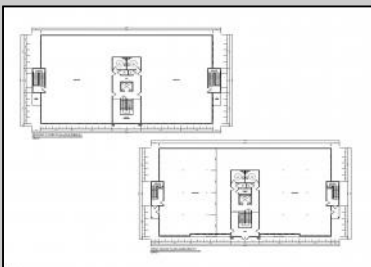
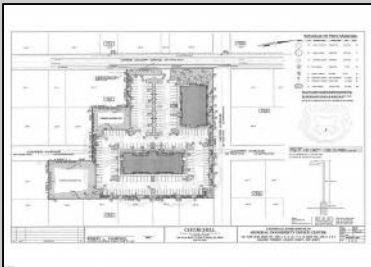
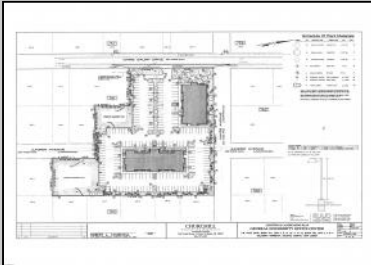
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**446 Chris Gaupp**  
Galloway Township, NJ 08205

**Asking \$599,000.00**



## COMMENTS

Prime Development Opportunity Located just 2.4 miles from Stockton University's Main Campus, 1 mile from AtlantiCare Regional Medical Center, and 1.7 miles from the Garden State Parkway, this site offers exceptional regional connectivity. The property was previously approved for a 15,922 SF building and a 17,744 SF building, and currently holds Township Administrative Approval for dormitory use. Flexible development scenarios and multiple options for the building footprint and site layout, this location is ideal for student housing, medical-related uses, or commercial development.

## PROPERTY DETAILS



Ask for Brian Kolmer  
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