# Berger Realty
● Since 1920 ●

Berger Realty, Inc.
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REALTOR

## 3722 Federal
## Camden, NJ 08105

**Asking $350,000.00**



### COMMENTS

***CALLING ALL INVESTORS WITH VISION*** MOTIVATED SELLER!!  Step into an exciting investment opportunity where retail meets residential income in this expansive 6,000 sq. ft. building! Perfectly positioned for savvy entrepreneurs, this property offers endless possibilities with its versatile layout and abundant open space; a blank canvas awaiting your custom touch. Upon entering, discover dual entrances leading into a floor plan designed for seamless accessibility and functionality. A grand, open room greets you at the main entrance, offering an ideal setting for a thriving retail shop or convenience store. Venture further and explore the second entrance, which leads to a series of private office rooms and two staircases ascending to a sprawling second floor. This vast, upstairs space is ready to be developed into profitable apartments, promising a steady stream of additional revenue. The warehouse component boasts soaring ceilings and two garage bays/loading areas, coupled with convenient access to a large storage basement. Whether you\'re envisioning expanding your retail enterprise, creating modern living spaces, or maximizing rental income from multiple sources, the potential here is unmatched! This building is conveniently located on Federal Street, a high traffic area with maximum exposure, while being just minutes from the Ben Franklin Bridge, Betsy Ross Bridge, Tacony-Palmyra Bridge, and Walt Whitman Bridge. It offers easy access to all major highways, including Route 130 and Route 73, and is perfectly situated near the borders of Merchantville and Pennsauken, NJ. Don\'t miss out on this rare opportunity to capitalize on both retail and residential prospects under one roof. With its strategic location and expansive layout, this ome a cornerstone of your investment portfolio. Seize the moment and of this dynamic commercial space today!

Ask for Michelle Benson
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### PROPERTY DETAILS

| | |
|---|---|
| Outside Features | Parking Garage |
| Loading Dock | Off Street |
| See Remarks | |
| HotWater | Water |
| Electric | Public |