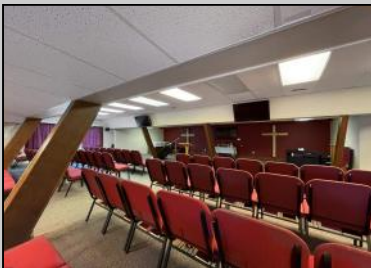




**800 Philadelphia
Egg Harbor City, NJ 08215**

Asking \$250,000.00



COMMENTS

Rare Opportunity-Well maintained corner property currently operating as a Church. 3200 sq ft building located on a very visible intersection. Located in the Highway Commercial Zone. Many Possibilities to keep as a church or use as a commercial or professional site. Asphalt parking lot, Many updates to building. Currently used as a church, with 60 plus seating, secretary and pastors offices, class room, nursery/changing room, kitchen area, Common area for meetings, mens and ladies rest rooms, storage rooms. Includes alarm and sprinkler system, tankless water heater, 3 central air units, shed and attic storage. The Church is tax exempt. The EHC tax assessor said if its use is anything other than a church he will most likely put an assessment on the property around \$162,500 with property taxes around \$8900.00 per year based on the property in its current condition. See Associated Docs for Sellers Disclosure Statement.

PROPERTY DETAILS

| | | | |
|-------------------|--|---|--|
| Exterior Vinyl | OutsideFeatures Security Light/System | ParkingGarage 11 or More Spaces Off Street Paved | InteriorFeatures Restroom Security System Smoke/Fire Alarm Storage |
| Basement Slab | Heating Forced Air Gas-Natural | Cooling Central | HotWater Gas Tankless-gas |



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