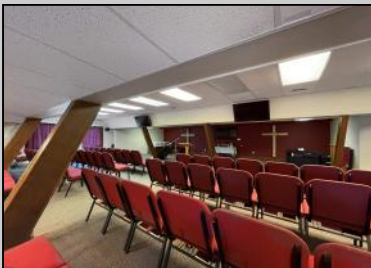




**800 Philadelphia**  
**Egg Harbor City, NJ 08215**

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



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