

# Berger Realty

Since 1928



Berger Realty, Inc.  
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11 Main St  
Marlton, NJ 08053

Asking \$839,900.00



### COMMENTS

This fully renovated, mixed-use property presents a rare chance to secure a high-performing investment in the desirable Marlton area. Located on a high-visibility street, this property offers excellent exposure, making it ideal for attracting business and tenants. Completely rehabbed in 2022, this turnkey opportunity requires no additional work—simply step in and start generating returns. Every aspect of the property has been meticulously upgraded, ensuring it's ready to deliver immediate and long-term value. The first-floor commercial space is occupied by a tenant with a 9-year lease, operating a highly successful, award-winning spa chain throughout South Jersey. This guarantees a consistent and stable income stream for years to come. The second-floor residential unit, currently a thriving Airbnb, offers flexibility. You can continue reaping the benefits of short-term rental income or convert it into a long-term tenancy, providing even more stability. This property has undergone extensive upgrades, including a new roof, windows, siding, and state-of-the-art HVAC systems. A freshly paved and lined parking lot provides 12 parking spaces, ensuring convenience for both tenants and customers. Inside, both units feature wood flooring, modern tiled bathrooms, and sleek tiled backsplashes, enhancing the property's appeal and overall value. Don't miss this opportunity to own a truly turn-key investment property in a prime location, poised for immediate cash flow and long-term growth!

### PROPERTY DETAILS



Ask for Barbara Varacalli  
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