



**337 Jimmie Leeds  
Galloway Township, NJ 08205**

**Asking \$1,150,000.00**



**COMMENTS**

This property offers a solid investment with established tenants. Located in a thriving commercial area, it is ideal for investors looking to expand their portfolio or business owners seeking a prime location. The building itself consists of six independent office spaces, all of which are just over 1000 sq feet. There are 3 units on the first floor and 3 units on the second floor. 5 out of the 6 units are currently occupied, the buildings income as a whole when fully occupied is \$9200. Each office has its own bathroom , and independent HVAC controls. Tenants are responsible for gas and electric bills, landlord pays the water and sewer. The parking lot has roughly 20 parking spaces, and the first floor of the building is handicap accessible. Additionally there is a large cleared field behind the property that could be utilized for entertaining. Income producing commercial spaces are hard to come by anymore, this one will not last long! Additionally the final unoccupied unit can be rented for \$1500 . It consists of a receptionist area, 3 smaller office spaces and a bathroom.

**PROPERTY DETAILS**

Exterior Vinyl	ParkingGarage 11 or More Spaces	InteriorFeatures Restroom Smoke/Fire Alarm	Basement Crawl Space
Heating Forced Air	Cooling Central	HotWater Gas	Water Public



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: keh@bergerrealty.com

