

# Berger Realty

Since 1928



Berger Realty, Inc.  
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258 Oakbourne  
Galloway Township, NJ 08205

Asking \$249,900.00



## COMMENTS

**\*\*TODAY'S NEW LISTING!!\*\* ABSOLUTELY \"ONE OF A KIND\" RESIDENTIAL MIXED-USE PROPERTY in HIGHWAY COMMERCIAL ZONE!!** Perfect opportunity to own a NEAT and CLEAN 2 Bedroom 1 Bath home with attached commercial space which is currently being used as a lash studio. CURRENT TENANTS IN PLACE-2 Bedroom with large back enclosed porch leased @ \$1000 p/mnth to 20 year tenant. (could easily rent for \$1600 or more). Commercial Studio leased @ \$650 (could rent for up to \$1000 p/mnth). tenants pay their own utilities. ROOF IS 3 YEARS OLD! THIS JUST MAKES A GREAT INVESTMENT!! WILL NOT LAST LONG!!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Paved Road	None	Dining Area
Vinyl	Porch		Eat In Kitchen
	Porch Enclosed		Primary BR on 1st floor
	Shed		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Dryer	Blinds	Crawl Space
Smoke/Fire Alarm	Gas Stove		Inside Entrance
	Washer		
Heating	Cooling	HotWater	Water
Electric	Wall Units	Gas	Public
Forced Air			
Gas-Natural			
See Remarks			
Sewer			
Public Sewer			

