

# Berger Realty

Since 1928



Berger Realty, Inc.  
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643 4th Ave  
Galloway Township, NJ 08205

Asking \$260,000.00



#### COMMENTS

\*\*\*INVESTOR SPECIAL – REHAB OPPORTUNITY ON 1.53 ACRES IN GALLOWAY\*\*\* Fixer Upper on Fourth Ave ~This 3 bedroom, 1 bathroom home sits on a spacious 1.53 acre lot with 110 feet of frontage. This property presents a prime investment opportunity for those looking to renovate and restore a home to its full potential. This rehabilitation project is perfect for investors or buyers with a vision to transform the space. Whether you're looking to fix and flip or create a long-term rental, the possibilities are endless with this amount of land and potential. The surrounding area offers a blend of privacy and convenience, making it an attractive opportunity for future resale or rental income. Bring your creativity and contractor – this property is being sold as-is and is ready for a new owner to unlock its value! Don't miss out on this chance to invest in Galloway's growing market. The Buyer acknowledges that the Property is sold "AS-IS, WHERE-IS" with no warranties or guarantees from the Seller. Buyer responsible for all inspections, certifications and documents required to close.

#### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	AppliancesIncluded
Wood	None	Dining Room	Dryer
		Laundry/Utility Room	Gas Stove
		Loft	Refrigerator
		Primary BR on 1st floor	Washer
		Recreation/Family	



Ask for Margarita Kobiljanets  
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HotWater  
Gas

