

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3722 Federal, Camden, NJ, 08105

Price \$350,000.00



### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1958    |
| Type         |         |
| Block Number | 1062    |
| Listing #    | 586672  |
| Taxes        | 5884.00 |

### COMMENTS

**\*\*\*CALLING ALL INVESTORS WITH VISION\*\*\* MOTIVATED SELLER!!** Step into an exciting investment opportunity where retail meets residential income in this expansive 6,000 sq. ft. building! Perfectly positioned for savvy entrepreneurs, this property offers endless possibilities with its versatile layout and abundant open space; a blank canvas awaiting your custom touch. Upon e...

### PROPERTY FEATURES

|                                  |  |                             |                             |
|----------------------------------|--|-----------------------------|-----------------------------|
| Exterior Block                   | OutsideFeatures<br>Loading Dock<br>See Remarks | ParkingGarage<br>Off Street | Heating<br>Space/Wall/Floor |
| Cooling Electric<br>Window Units | HotWater<br>Electric                           | Water<br>Public             | Sewer<br>Public Sewer       |

### CONTACT



Ask for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to:

Scan to see Property page.



# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3722 Federal, Camden, NJ, 08105

Price \$350,000.00



### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1958    |
| Type         |         |
| Block Number | 1062    |
| Listing #    | 586672  |
| Taxes        | 5884.00 |

### COMMENTS

**\*\*\*CALLING ALL INVESTORS WITH VISION\*\*\* MOTIVATED SELLER!!** Step into an exciting investment opportunity where retail meets residential income in this expansive 6,000 sq. ft. building! Perfectly positioned for savvy entrepreneurs, this property offers endless possibilities with its versatile layout and abundant open space; a blank canvas awaiting your custom touch. Upon e...

### PROPERTY FEATURES

|                                  |  |                             |                             |
|----------------------------------|--|-----------------------------|-----------------------------|
| Exterior Block                   | OutsideFeatures<br>Loading Dock<br>See Remarks | ParkingGarage<br>Off Street | Heating<br>Space/Wall/Floor |
| Cooling Electric<br>Window Units | HotWater<br>Electric                           | Water<br>Public             | Sewer<br>Public Sewer       |

### CONTACT



Ask for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to:

Scan to see Property page.

