



BERKLEY HALL

601 BERKLEY STREET | CAMDEN, NJ 08103

\$599,000

3,600 SF MIXED-USE | +/-1,200 SF COMMERCIAL AVAILABLE

MIXED-USE OPPORTUNITY

Income Today. Commercial Upside Tomorrow.

Berkley Hall is a restored three-story mixed-use property in Camden's historic district, positioned just blocks from Cooper University Hospital. Two occupied residential apartments provide existing income while the approximately 1,200 SF first-floor storefront offers immediate lease-up or owner-user potential.

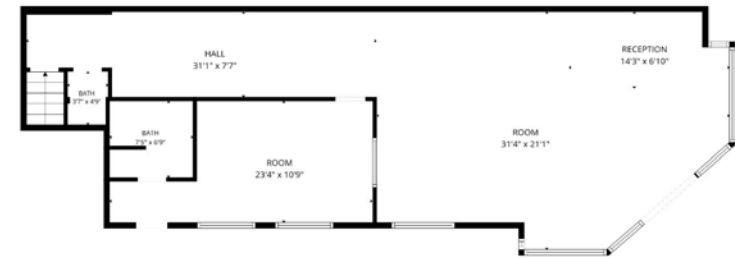
WHY IT STANDS OUT

- Two leased 2-bedroom apartments create in-place residential income.
- Vacant first-floor storefront creates value-add and owner-user flexibility.
- Historic brick architecture with restored exterior and strong corner visibility.
- Renovated rooftop deck with Camden and waterfront views.
- Opportunity Zone location and mixed-use zoning.



\$599K ASKING PRICE	3,600 TOTAL SF	3 UNITS	1889/2020 BUILT / RENOVATED
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Three Levels. Three Income Components.



GROUND FLOOR

Commercial Storefront

Approx. 1,200 SF available for lease; flexible retail, office, medical, professional or service use.

SECOND FLOOR

Residential Apartment

Approx. 1,200 SF; 2 bedrooms / 1.5 baths; current rent \$1,700/month.

THIRD FLOOR

Residential Apartment

Approx. 1,200 SF; 2 bedrooms / 1.5 baths; current rent \$1,600/month.

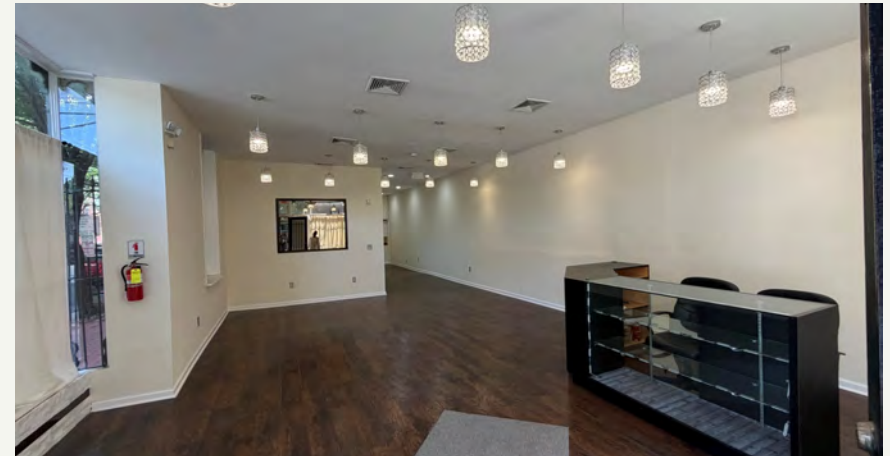
COMMERCIAL SPACE FOR LEASE

A Visible +/-1,200 SF Storefront Near Cooper.

The ground-floor commercial space is move-in ready and positioned at a highly visible intersection approximately 1-2 blocks from Cooper University Hospital. Its flexible vanilla-box configuration can accommodate a range of commercial users.

SPACE FEATURES

- 10-foot ceilings and large 7-foot bay windows
- Recessed LED and overhead lighting
- LVP flooring and fresh paint
- 1.5 bathrooms and kitchenette
- Private office with full bathroom and separate entrance
- Full basement with 8-foot ceilings for additional storage



TARGET USES

Medical | Professional | Retail | Service

Immediate occupancy and close proximity to Camden's expanding medical and business district make the space particularly compelling for users seeking visibility and access.

LEASE TERMS: CONTACT BROKER

Existing Residential Income + Commercial Lease-Up.

IN-PLACE RESIDENTIAL INCOME

Apartment 1	\$1,700 / month
Apartment 2	\$1,600 / month

\$39,600

CURRENT ANNUAL RESIDENTIAL RENT

Tenants pay electric. Ownership covers water/sewer and common-area utilities. The current listing indicates residential rents are approximately 15-20% below market for the location.

VALUE CREATION

Lease the Storefront. Grow Residential Income.

The vacant commercial component provides the most immediate path to increasing property income. At the same time, below-market apartment rents create longer-term upside as leases roll and market conditions permit.

ADDITIONAL INVESTMENT FEATURES

- 1031 Exchange sale condition
- Opportunity Zone designation
- Recently resealed roof
- Shared laundry facilities
- Renovated rooftop deck

At the Center of Camden's Medical & Institutional Core.



LOCATION ADVANTAGE

COOPER UNIVERSITY HOSPITAL

Approx. 2 blocks

BROADWAY PATCO

Approx. 0.4 mile

WALTER RAND TRANSIT CENTER

PATCO + River LINE + bus

RUTGERS-CAMDEN

Minutes from the property

I-676 / BEN FRANKLIN BRIDGE

Direct Philadelphia access

Historic Character with Modern Utility.



BUILDING FEATURES

- Restored historic brick exterior
- Central heat and air conditioning in apartments
- Double-sided wood-burning fireplaces
- Updated kitchens, bathrooms, flooring and paint
- Shared laundry room
- Roof terrace with city and waterfront views
- 24-hour access and security system

POSITIONING

Berkley Hall combines the character of a late-19th-century Camden building with a practical mixed-use configuration. The property can serve an investor seeking diversified income, an owner-user who wants residential rent to offset occupancy costs, or a buyer focused on long-term appreciation within Camden's institutional growth corridor.



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