



Picture of the Bldg from 2019 / See Next Page for Current Pics



OWN THIS "REGISTERED LANDMARK TROPHY BLDG" THAT ANCHORS THE COMMERCIAL STRIP

8 Unit Mixed Use Commercial Stores w/Apt's Above "THE FRIES BUILDING" NATIONALLY REGISTERED HISTORIC BUILDING

Description: **NO RENT CONTROL!!** Fully Occupied 8 Unit Building on Prime Main St, Haddon Heights NJ

Location: This Building is @ the VERY HEART of The Retail Corridor of this "Affluent Bedroom Community" Next door to The Library, Across the St from Boro Hall & Municipal Court, Post Office, PNC Bank

Demographics: Population: 7,488 **Median Household Income 1 - Mile: \$126,055** 5 - Miles: \$90,387
10 Miles from Center City Philadelphia (pop 1,517,000) & right by the PATCO Station

The Property is a part of the Exciting "Haddon Heights Rehabilitation & Redevelopment Corridor" which calls for Federal Street & Building Beautification Grants & the allowance of increased Density, allowing for adding floors (increased residences) above its current 2 story structure

Address: 600 - 606 Station Ave Haddon Heights, New Jersey 08035

Layout: Ground Floor 4 x Retail Storefronts 3,900sf (currently used as 2 Larger Stores by 2 Tenants)
Second Floor 4 Spacious Apartments 3,900 sf 3 x 2 Bdrm's 1 x 1 Bdrm

Building Size: 7,800 sf 2 Story Built 41.1 x 95 Corner Brick Building, windows in all rooms

Utilities: Commercial Tenants pay for their own Heat, Gas, Electric, Landlord pays for Water & Sewer

Rental Income: **\$142,500** Expenses **\$45,459**

Purchase Price: **\$1,395,000** a **7% CAP RATE**

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Current Pics of the Building July 2025

