



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
- Perlstein Properties** Email Address [y7771@aol.com](mailto:y7771@aol.com) Office # 718.853.7001



Current Pics of the Building July 2025

