

# Mixed Use Investment Property

OFFERING MEMORANDUM

57 Cooper  
Woodbury , NJ 08096

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**BERKSHIRE  
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# Mixed Use Investment Property

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57 Cooper Rd Woodbury NJ - Sheet1 (2)

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701 Route 73 Suite 100, Marlton , NJ 08052

# MIXED USE INVESTMENT PROPERTY

01 Executive Summary  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	57 Cooper Woodbury NJ 08096
COUNTY	Gloucester
MARKET	South Jersey
SUBMARKET	Philadelphia
OFFICES & RESIDENTIAL	2,000 SF
GARAGES	1,100 SF
TAX	\$6384.00
PARKING	6
OWNERSHIP TYPE	Fee Simple

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## FINANCIAL SUMMARY

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PRICE	\$330,000
PRICE PSF	\$165.00

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- ❖ Excellent opportunity for investors looking for mixed use: office, apartment & garages. This two story, 2100 sq. ft. building features offices on the first floor and large apartment on the 2nd floor. The downstairs is split up into 3 private offices with separate entrances, common restroom. an excellent professional space with the courthouse just minutes away. The rear of the property has a decent sized parking area with 4 garages currently occupied for \$900 in total per month as additional income, the apartment rents for \$1500 per month. Great income producing property to add to your portfolio.
- ❖ Great location just off Broad Street in Woodbury, NJ within walking distance to the Gloucester County Court House. 15 Minutes from the city of Philadelphia and 10 minutes away from major shopping district.

02 Property Description  
Property Features

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## GLOBAL

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OFFICES & RESIDENTIAL	2,000
GARAGES	1,100
# OF PARCEL	1
TAX	\$6384.00
PARKING	6
ZONING TYPE	Mixed Use
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	2

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03

Rent Roll

57 Cooper Rd Woodbury NJ - Sheet1 (2)

57 Cooper Rd Woodbury NJ	
<b>INCOME</b>	
Unit 1	\$1,650.00
Unit 2	*****
Unit 3	*****
Unit 4	\$1,600.00
4 Car Garage	\$1,000.00
<b>Monthly</b>	\$4,250.00
<b>Annual</b>	\$51,000.00
<b>EXPENSES</b>	
Tax	\$7,916.00
Insurance	\$3,854.00
Water	\$640.00
Sewer	\$1,674.00
Electric & Gas	\$3,780.00
<b>Annual</b>	\$17,864.00
<b>NOI</b>	\$33,136.00

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The information contained herein is not a substitute for a thorough due diligence investigation. The Benstead Team has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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