

604 WHITE HORSE PIKE OAKLYN, NJ 08107



Presented by:

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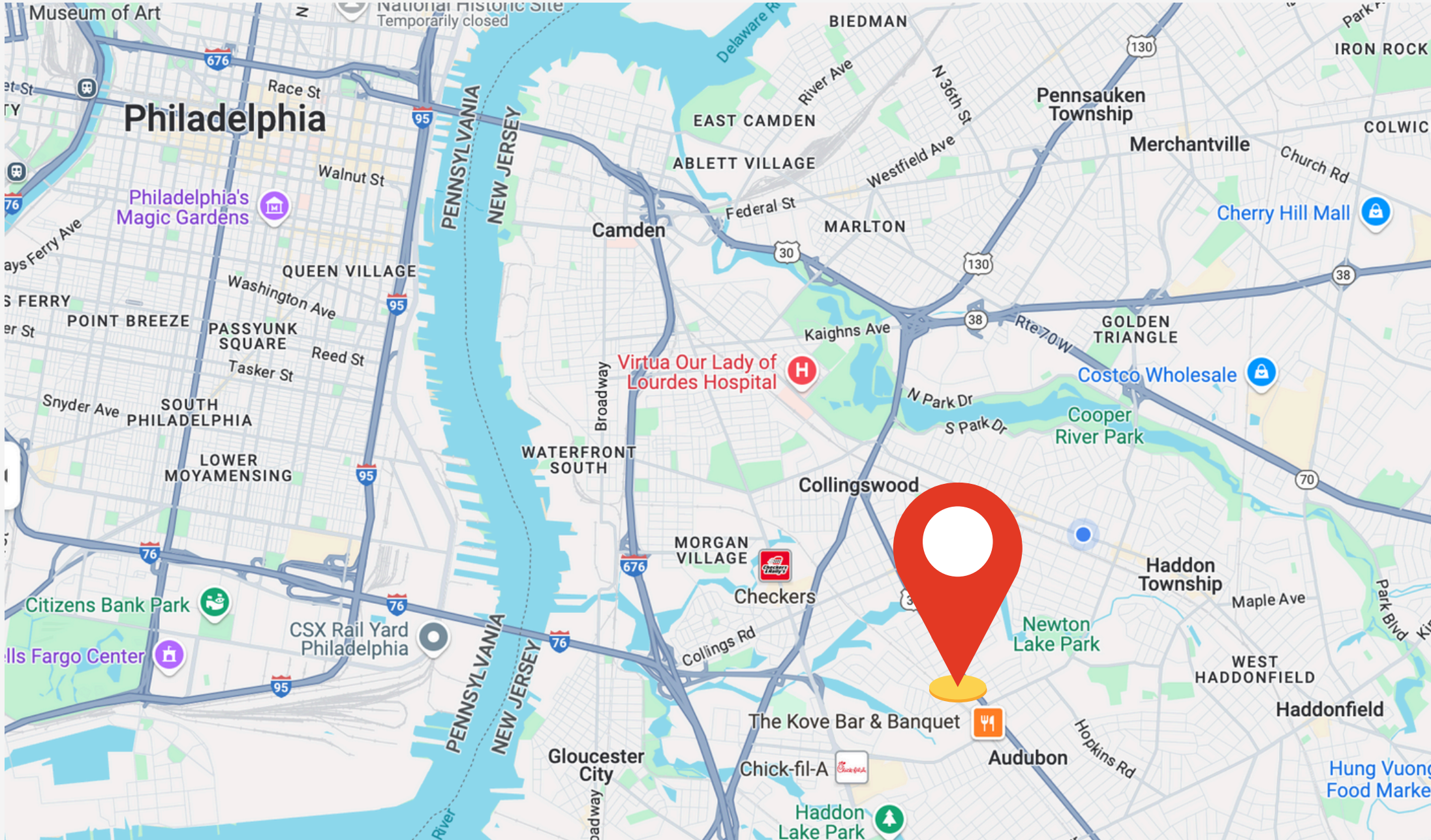
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OFFER MEMORANDUM

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LOCATION



- **VETERANS MEMORIAL PARK (.7 MI)**
- **TARGET (1 MI)**
- **HADDON AVE AT COLLINGS AVE - BUS STOP (1.3 MI)**
- **COLLINGSWOOD PATCO STATION (1.4 MI)**
- **WALMART (1.4 MI)**
- **NEWTON LAKE PARK (1.4 MI)**
- **ACME (1.6 MI)**
- **VIRTUA OUR LADY OF LOURDES HOSPITAL (1.9 MI)**
- **COOPER RIVER PARK (2.8 MI)**
- **WALT WHITMAN BRIDGE (3.5 MI)**
- **CHERRY HILL MALL (5.1 MI)**

INVESTMENT HIGHLIGHTS

UNIQUE ADDITION TO ANY PORTFOLIO
WITH A SPACIOUS RESIDENTIAL APARTMENT,
SPRAWLING COMMERCIAL FLOOR & A DETACHED
GARAGE, THIS LISTING OFFERS THE BEST OF BOTH
WORLDS ALL IN ONE PROPERTY!

LOCATION, LOCATION, LOCATION
SITUATED ON A BUSTLING MAIN STREET IN
OAKLYN, THIS PROPERTY PROVIDES EASY
ACCESS TO ALL THAT THE SOUTH JERSEY HAS
TO OFFER AND THEN SOME! EVEN
PHILADELPHIA IS JUST A SHORT DRIVE AWAY!

LOOKING TO BE MORE THAN JUST A LANDLORD?
THE CURRENT OWNER OPERATES A PC MEDICS
COMPUTER REPAIR SHOP OUT OF THE FIRST
FLOOR. OPTION AVAILABLE FOR THE BUSINESS TO
BE INCLUDED WITH THE SALE OF THE PROPERTY!

PROPERTY OVERVIEW

COUNTY: CAMDEN

BLOCK/LOT: 53/2

YEAR BUILT: 1910

ANNUAL TAXES: \$14,264 (2024)

SQ FT: 2,700

LOT ACRES: .17

UTILITIES:

PUBLIC WATER

PUBLIC SEWER

NATURAL GAS HOT WATER

FORCED AIR, NATURAL GAS HEAT

CENTRAL A/C, NATURAL GAS



PROPERTY OVERVIEW

PRIME INVESTMENT OPPORTUNITY - YOU WON'T WANT TO MISS THIS!!! Ideally located in the bustling business section of Oaklyn, the property features HUGE commercial space on the first floor, residential apartment for the second floor and a detached garage in the rear.

Commercial space offers two units with an open floor plan. Entire first floor is currently being utilized by the owner as a PC Medics computer repair - the business can be included in the sale! Sprawling space also includes two full bathrooms and a kitchen. Tenant pays electric & sewer. Plenty of off-street parking in front of the store with a large parking lot. Spacious basement with plenty of room for additional storage through bilco doors.

Second floor features a charming 3BD/2BTH residential apartment currently rented through Dec 2025 for \$1,660/mo. Tenant is responsible for electric & gas. Generously sized living space with beautiful bay windows. Two bedrooms downstairs, one with access to a private balcony! Full-bathroom & laundry on the first floor as well. Enormous loft-style master bedroom upstairs with more than enough room for a king-sized bed, full furniture set, sitting area, and walk in closet. Private en-suite bathroom with custom tile work, luxuriously deep soaking tub & contemporary vanity. Residential unit also includes a brand new HVAC unit. Private parking is available out back.

Detached two-car garage situated in the rear, currently rented by a separate tenant for \$475/mo & used as storage. This one-of-a-kind addition to any portfolio is located just minutes from numerous local shops, restaurants & parks. It is also less than a ten minute drive from the Walt Whitman Bridge with convenient access to Philadelphia. The possibilities for this property are truly limitless - reach out to us to schedule a showing!

RENT ROLL SUMMARY

UNIT	MONTHLY RENT	MARKET RENT	LEASE TERM	BD/BTH COUNT
COMM	N/A	\$2,000	MONTH-TO MONTH	0BD/2BTH
RES	\$1,660	\$1,850	THRU 12/31/25	3BD/2BTH
GARAGE	\$475	\$600	THRU 12/31/25	N/A

PRO FORMA



OPERATING INCOME
MONTHLY RENT: \$4,450
PGI (YEARLY): \$53,400
LESS 5% VACANCY: \$2,670
EGI (YEARLY): \$50,730

OPERATING EXPENSES
RE TAXES: \$14,264
INSURANCE: \$3,000
SEWER: \$400
WATER: \$900
CCMUA: \$725
TOTAL EXPENSES: \$19,289
NET OPP. INCOME: \$31,441

CAP RATE: 5.72%

*CALCULATIONS ARE BASED ON TENANTS PAYING GAS/ELECTRIC.



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kW MAIN STREET
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