

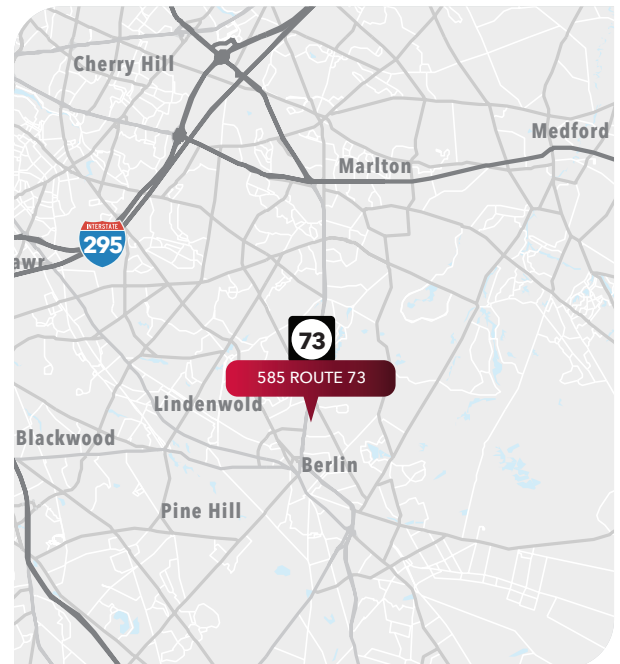
INVESTMENT OR OWNER/USER SALE
585 ROUTE 73
WEST BERLIN, NJ 08091



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PROPERTY OVERVIEW

BUILDING SIZE:	11,915 SF
LOT SIZE:	±2.64 Acres (Block 1002 , Lot 7)
PARKING:	32 Spaces (Can Be Expanded)
TENANT:	Best Friends Pet Hotel
LEASE EXPIRATION:	December 2026
TAXES:	\$39,670 (2023)
SALE PRICE:	\$1.75MM



IDEAL PROPERTY FOR USE BY VETERINARIANS, ANIMAL BOARDING, GROOMING AND TRAINING, PET SUPPLIES, AND OTHER RETAILERS SEEKING A HIGHWAY LOCATION.

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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