

*21 Years  
of Excellence*

# FOR SALE

## 5,889+/-sf Building Burlington, NJ

### GREAT OPPORTUNITY FOR PROFESSIONAL OFFICE & RESIDENTIAL UNIT

- 5,889+/-sf Building
- Lot Size: 13,024+/-sf (.30acre)
- Zoned: Residential
- Current Layout includes:
  - First Floor Commercial Space
  - 22 Rooms & 6 Baths
- Public Water and Sewer
- Vinyl Replacement Windows
- Gas Fired Heating & Hot Water
- Full Basement
- Real Estate Taxes: \$8,215
- New Roof
- New Sidewalks
- New Stucco and Exterior Paint
- Along the NJ River Rail Line



106 E. Broad St.  
Burlington, New Jersey 08016

**\$349,000**

#### **Victor Kaplan**

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*Servicing Pennsylvania, New Jersey and Delaware*