

Tel: (973) 598-1500 Fax: (973) 927-9974

"We Close Deals.....That's the Bottom Line"

County: Camden

Town: Camden City

Block: 943 Lot: 45

Address: 3322 River Ave

Intersection: River Ave & 34th Street

Property Size: +/- 0.3 Acres

Existing +/- 1,100 sq ft

Building:

Former Use: Bank

Utilities: Public Water & Sewer, Natural Gas

Available Parking: +/- 12 spaces

Price: \$425,000.00

25% (premium will be added for financial institution use)

Taxes: Approximate 2004 real estate tax liability \$1,929.14

Comments: 4 Teller Stations, 2nd Floor Employee lounge, Exterior walk up

ATM, Drive thru canopy with potential for 2 drive up lanes.

LICENSED REAL ESTATE BROKER Visit: www.EagleAmericanRealty.com

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3322 River Ave / Camden City / Camden County / NJ

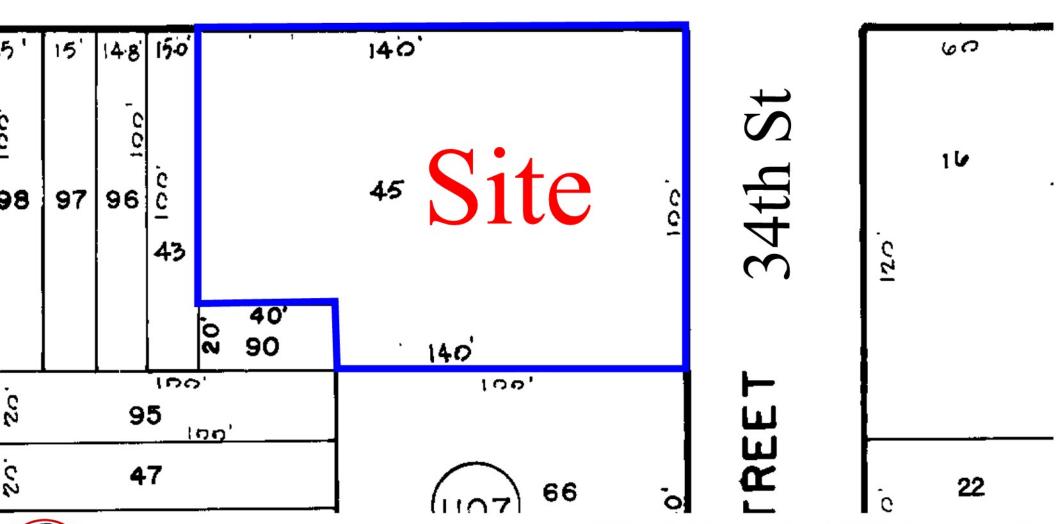




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Eagle American Realty, Inc. 410 Route 10 West/ Suite 213 Ledgewood, New Jersey 07852 Licensed Real Estate Broker

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