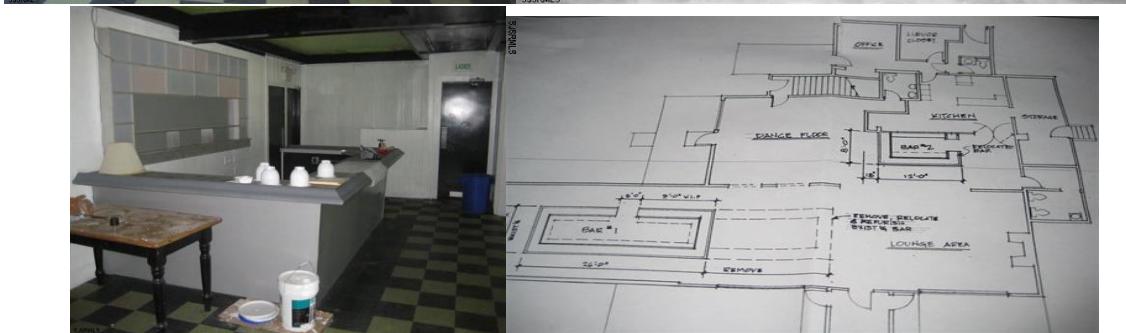


**10 West White Horse Pike, Galloway, NJ 08205**— WAS THE FAMOUS ROCKY'S WITH CITY WATER & SEWER PLENTY OF PARKING GREAT RENTAL FOR THE CANNABIS DISTRIBUTION OR GO BACK WITH BAR (LIQUOR LICENSES ARE AVAILABLE IN TOWN) THE BASEMENT WAS PART OF THE BAR NEEDS SOME SHEETROCK WORK TO FINISH HAS 2 FIREPLACE UPSTAIRS AND DOWNSTAIRS NO KITCHEN EQUIPMENT PLENTY OF OTHER USES. **OWNER WILL HOLD PAPER TQB**

**Lot Size: 276 x230 irr - 1.21 Acres    Taxes: 2021 8,300.00    Building Area 3500+ Basement**  
**Asking 299,000.00**

**All information deemed reliable but not guaranteed.**



COMMERCIAL PROPERTY REPORT

# 10 W White Horse Pike, Galloway, NJ 08205



Presented by

**Robert Salvato** | REALTOR®

New Jersey Real Estate License: 0903215

New Jersey Appraisal License: 0903215

Virginia Other License: Auctioneer 2907004126



Mobile: (609) 705-9143 | Fax: (888) 391-4303

Main: [rs@acauctions.net](mailto:rs@acauctions.net)

Office: [www.acauCTIONS.net](http://www.acauCTIONS.net)

**AC Auctions Realty**  
5216 Atlantic Ave  
Ventnor City, NJ 08406

## 10 W White Horse Pike, Galloway, NJ 08205

Active

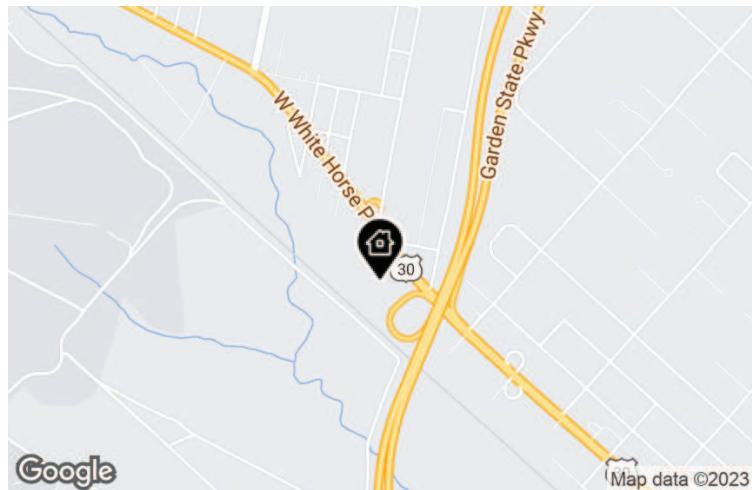
## Property Facts

## Public Facts

## Listing Facts

Property Type	Commercial	Commercial
Property Subtype	Commercial (General)	Commercial
Number of Buildings	-	1
Number of Units	1	1
Number of Stories	1	1
Total Baths	-	4
Full Baths	-	4
Building Area (sq ft)	-	3,500
Lot Size	1.21 acres	2 acres
Lot Dimensions	1.21 AC	252x450 irr
Style	-	Commercial
Year Built	1952	-
Roofing	-	Flat
Heating	-	Baseboard, Gas/Natural
Cooling	-	Wall Unit(S)
Garage (spaces)	0	-
Basement	-	Full
Exterior Walls	-	Stucco

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*



### Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
	–	–	Restaurants & Food Services	2/7/2007

# Extended Property Facts

## Structure Details

<b>Style</b>	Commercial
<b>Total Number of Units in Complex</b>	1
<b>Ceiling Height</b>	9
<b>Roofing</b>	Flat
<b>Number of Levels</b>	1
<b>Basement Features</b>	Full
<b>Parking Features</b>	11 Or More Spaces

## Interior Features

<b>Basement</b>	Full
<b>Cooling</b>	Wall Unit(S)
<b>Floor</b>	Concrete, Other - See Remarks
<b>Heating</b>	Baseboard, Gas/Natural
<b>Room Details</b>	Retail Store
<b>Water</b>	Public

## Exterior Features

<b>Roof</b>	Flat
<b>Style Features</b>	Commercial
<b>Road</b>	State
<b>Parking</b>	11 Or More Spaces
<b>Sewer</b>	Public Sewer
<b>Lot Size Dimensions</b>	252x450 irr

## Exterior Details

<b>Lot Size - Square Feet</b>	52708 sq ft
<b>Lot Size - Acres</b>	1.210 ac

## Location Details

<b>Directions to Property</b>	east bound lane corner of taylor & white horse pike
<b>Location Features</b>	Corner, Highway

ROCKY'S BAR JUST ABOUT 2 ACRES WITH CITY WATER & SEWER PLENTY OF PARKING GREAT RENTAL FOR THE CANNABIS DISTRIBUTION OR GO BACK WITH BAR ( LIQUOR LICENSES ARE AVAILABLE IN TOWN ) THE BASEMENT WAS PART OF THE BAR NEEDS SOME SHEETROCK WORK TO FINISH HAS 2 FIREPLACE UPSTAIRS AND DOWNSTAIRS NO KITCHEN EQUIPMENT PLENTY OF OTHER USES MUST SEE CALL FOR DETAILS ( OWNER WILL HOLD PAPER TQB)

**Legal:**

LOT:1 BLK:814 DIST:11 CITY/MUNI/TWP:GALLOWAY TOWNSHIP MAP REF:TAX MAP 2009

**Price Change History**

Change Date	Description	New List Price	% Change
10/19/2021	Active	—	—

**Public Facts****Owner Information****Owner Name****Mailing Address****Vesting**

Company/Corporation

**Legal Description**

<b>APN:</b> 11 00814-0000-00001	<b>Tax ID:</b> —	<b>Zoning:</b> HC-1	<b>Census Tract:</b> 340010104.032016	<b>Abbreviated Description:</b> LOT:1 BLK:814 DIST:11 CITY/MUNI/TWP:GALLOWAY TOWNSHIP MAP REF:TAX MAP 2009	<b>City/Municipality/Township:</b> Galloway, NJ 08205
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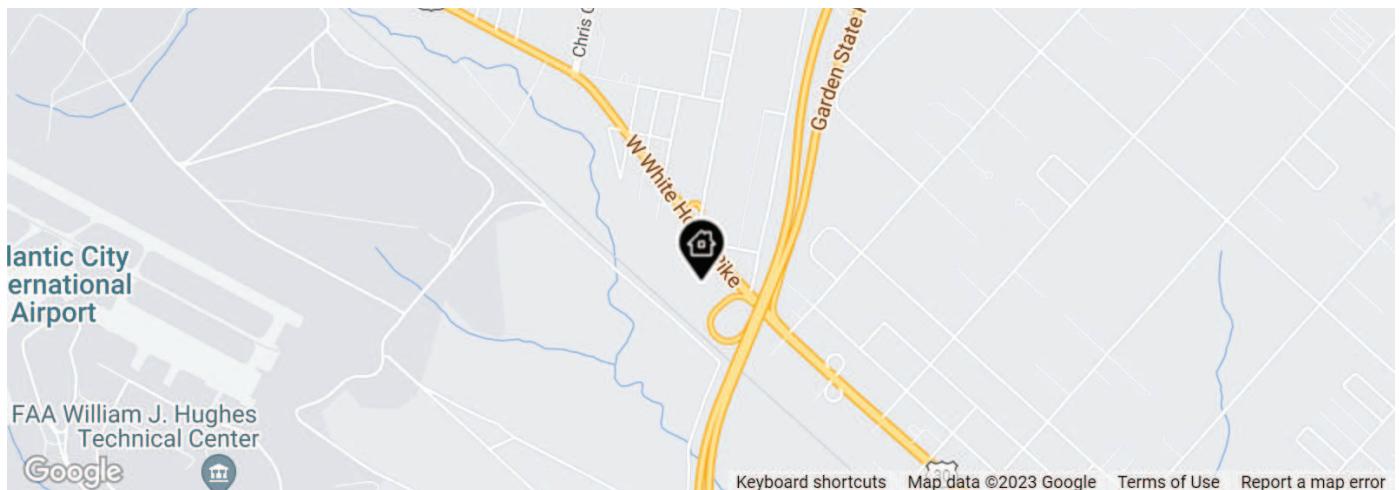
**Assessed Values**

Date	Improvements	Land	Total	Tax
2022	\$65,000	\$100,000	\$165,000	—
2021	\$196,100	\$67,800	\$263,900	\$8,305
2020	\$196,100	\$67,800	\$263,900	\$8,173
2019	\$196,100	\$67,800	\$263,900	\$8,023
2018	\$196,100	\$67,800	\$263,900	\$8,040
2017	\$196,100	\$67,800	\$263,900	—
2016	\$196,100	\$67,800	\$263,900	\$8,065
2015	\$196,100	\$67,800	\$263,900	\$8,028
2014	\$196,100	\$67,800	\$263,900	\$7,761
2013	\$134,500	\$135,500	\$270,000	\$5,954
2012	\$212,500	\$135,500	\$348,000	\$7,148
2011	\$212,500	\$135,500	\$348,000	\$7,026
2010	—	—	—	\$6,852

## Deed Records

Recording Date	3/29/2022
Document Type	Deed
<b>Sales Price</b>	
Sales Price Code	Full amount stated on Document.
<b>Buyer Name</b>	
Buyer ID	Limited Liability Company
<b>Seller Name</b>	
Seller ID	Limited Liability Company
Document #	2022014406
Total Transfer Tax	\$607
Contract Date	11/16/2021

## Maps



Legend:  Subject Property



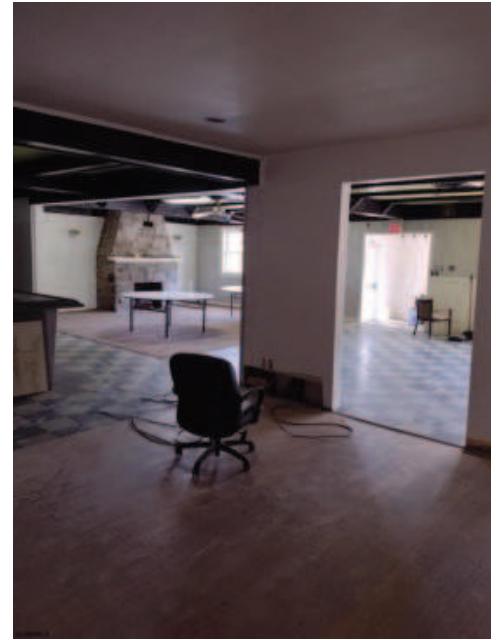
Legend:  Subject Property

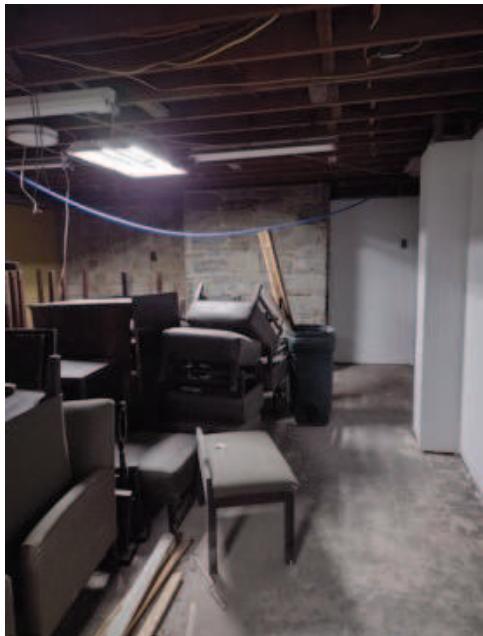
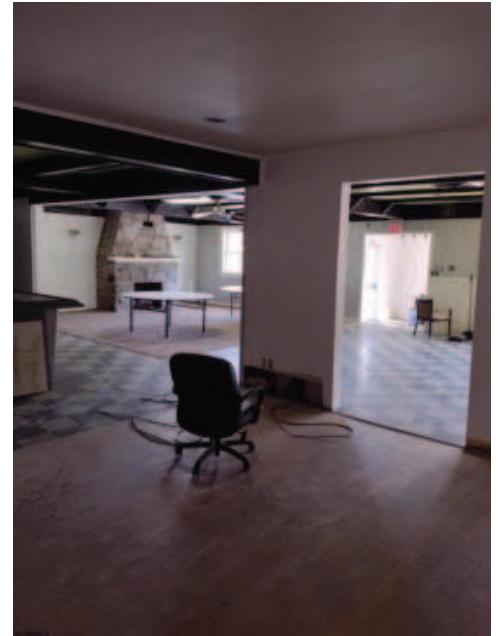


Legend:  Subject Property

# Property Photos

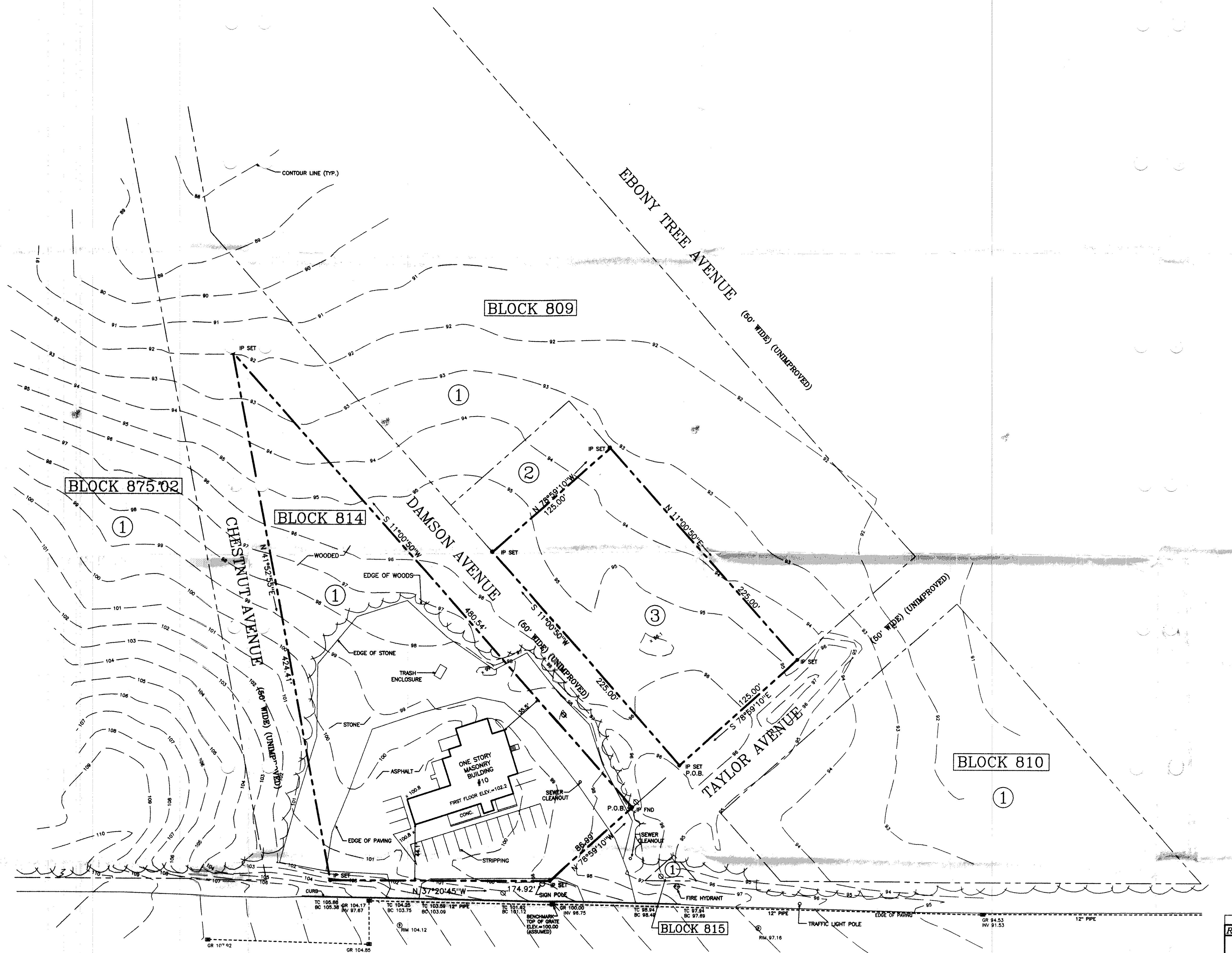
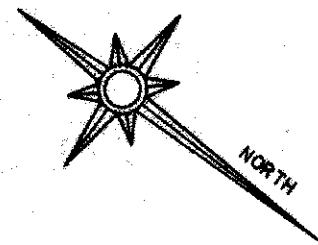






## Historical Photos




**LEGEND**

— UTILITY POLE

— INLET

— FIRE HYDRANT

— SEWER MANHOLE

40 0 40 80 120  
GRAPHIC SCALE - FEET

**WHITE HORSE PIKE  
(A.K.A. W. WHITE HORSE PIKE)**

LOT 1, BLOCK 814 IS ALSO KNOWN AS  
LOTS 1-14, BLOCK 19 AS SHOWN ON THE  
PLAN OF PINEHURST, SECTION E, FILED  
MARCH 31, 1905 AS MAP #478.

LOT 3, BLOCK 809 IS ALSO KNOWN AS  
LOTS 1-9, BLOCK 30 AS SHOWN ON THE  
PLAN OF PINEHURST, SECTION E, FILED  
MARCH 31, 1905 AS MAP #478.

LOT AND BLOCK NUMBERS REFER TO THE  
GALLOWAY TOWNSHIP TAX MAP.

AREA LOT 1 - 1.317 ACRES, MORE OR LESS.  
AREA LOT 3 - 0.646 ACRES, MORE OR LESS.

CERTIFY TO:  
—PARKWAY DEVELOPERS, LLC  
—COMMONWEALTH LAND TITLE INSURANCE  
COMPANY OF NEW JERSEY

To: Any Insurer of Title relying hereon and any other  
party in interest: In consideration of the fee paid  
for this survey, I hereby warrant that the title is as  
accuracy (except such easements, if any, that may be  
located below the surface of the lands or on the  
surface of the lands or on the surface of the lands or  
inducement for any Insurer of title to insure the  
title to the lands and premises shown thereon. This  
responsibility continues until the current meter as of  
the date of this survey.

Only copies from the original of this survey  
clearly marked with an original of the land  
surveyor's registered seal shall be considered to be  
valid copies.

This certification is made only to the current  
parties for purchase and/or mortgage of herein  
delimited property. No responsibility or liability  
is assumed by the surveyor for any survey  
or surveyor, either directly or indirectly.

REVISION	DATE	MADE BY	APPRVD
<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>			
10 WEST WHITE HORSE PIKE LOT 1, BLOCK 814, PLATE 20.05 LOT 3, BLOCK 809, PLATE 20.05 GALLOWAY TOWNSHIP ATLANTIC COUNTY, NEW JERSEY			
ROBERT J. MONSON, PLS 800 ROSETREE DRIVE WILLIAMSTOWN, NJ 08094 PHONE: (856) 728-1974 FAX: (866) 728-3038	DATE 4/1/08		
SCALE 1"=40'	DRAWN BY RJM		
REVIEWED BY <i>Robert J. Monson</i> ROBERT J. MONSON PROFESSIONAL LAND SURVEYOR NJ LICENSE NO. 35389			
7102			
SHEET 1 OF 1			







