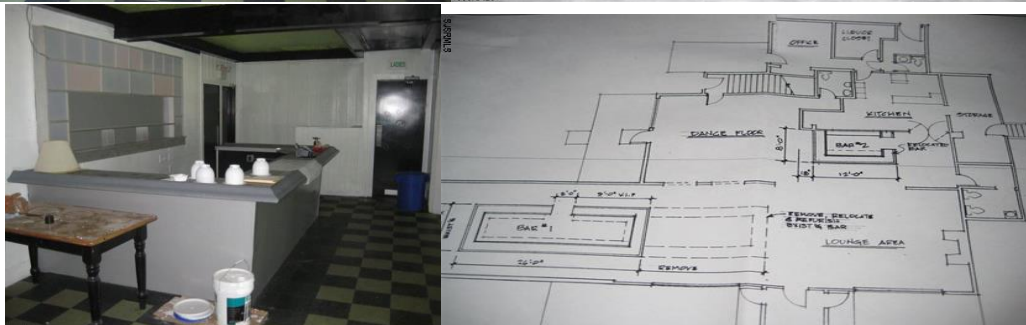


**10 West White Horse Pike, Galloway, NJ 08205**— WAS THE FAMOUS ROCKY'S WITH CITY WATER & SEWER PLENTY OF PARKING GREAT RENTAL FOR THE CANNABIS DISTRIBUTION OR GO BACK WITH BAR (LIQUOR LICENSES ARE AVAILABLE IN TOWN) THE BASEMENT WAS PART OF THE BAR NEEDS SOME SHEETROCK WORK TO FINISH HAS 2 FIREPLACE 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

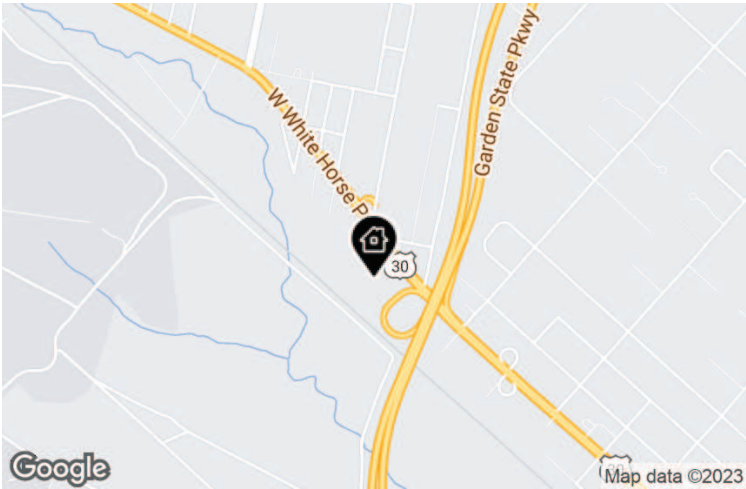
10 W White Horse Pike, Galloway, NJ 08205

● 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/<br>Unit | Move-in<br>Date | Type of<br>Business         | Business<br>Start Date |
|------------------|----------------|-----------------|-----------------------------|------------------------|
|                  | –              | –               | Restaurants & Food Services | 2/7/2007               |

Extended Property Facts

Structure Details

|                                  |                   |
|----------------------------------|-------------------|
| Style                            | Commercial        |
| Total Number of Units in Complex | 1                 |
| Ceiling Height                   | 9                 |
| Roofing                          | Flat              |
| Number of Levels                 | 1                 |
| Basement Features                | Full              |
| Parking Features                 | 11 Or More Spaces |

Interior Features

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

Exterior Features

|                     |                   |
|---------------------|-------------------|
| Roof                | Flat              |
| Style Features      | Commercial        |
| Road                | State             |
| Parking             | 11 Or More Spaces |
| Sewer               | Public Sewer      |
| Lot Size Dimensions | 252x450 irr       |

Exterior Details

|                        |             |
|------------------------|-------------|
| Lot Size - Square Feet | 52708 sq ft |
| Lot Size - Acres       | 1.210 ac    |

Location Details

|                        |   |
|------------------------|---|
| Directions to Property | east bound lane corner of taylor & white horse pike |
| Location Features      | 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 AVAILIABLE 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

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

## 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                            |
| Sales Price        |                                 |
| Sales Price Code   | Full amount stated on Document. |
| Buyer Name         |                                 |
| Buyer ID           | Limited Liability Company       |
| Seller Name        |                                 |
| Seller ID          | Limited Liability Company       |
| Document #         | 2022014406                      |
| Total Transfer Tax | \$607                           |
| Contract Date      | 11/16/2021                      |

# Maps



Legend: Subject Property



Legend: Subject Property

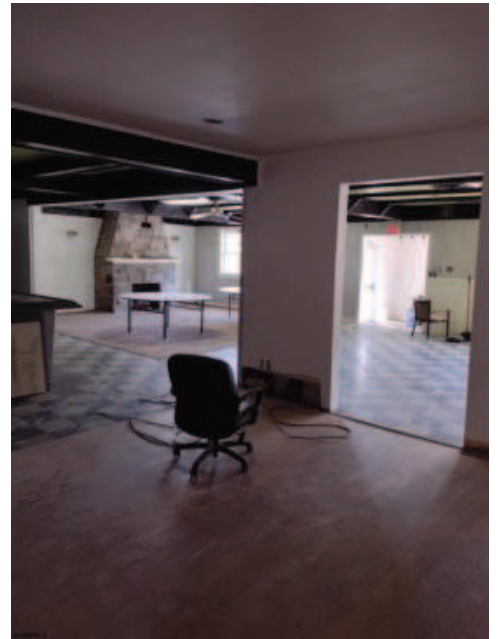


Legend: Subject Property

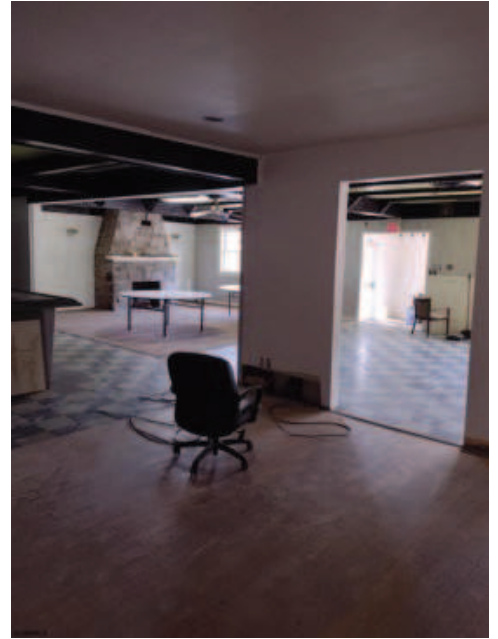


## Property Photos



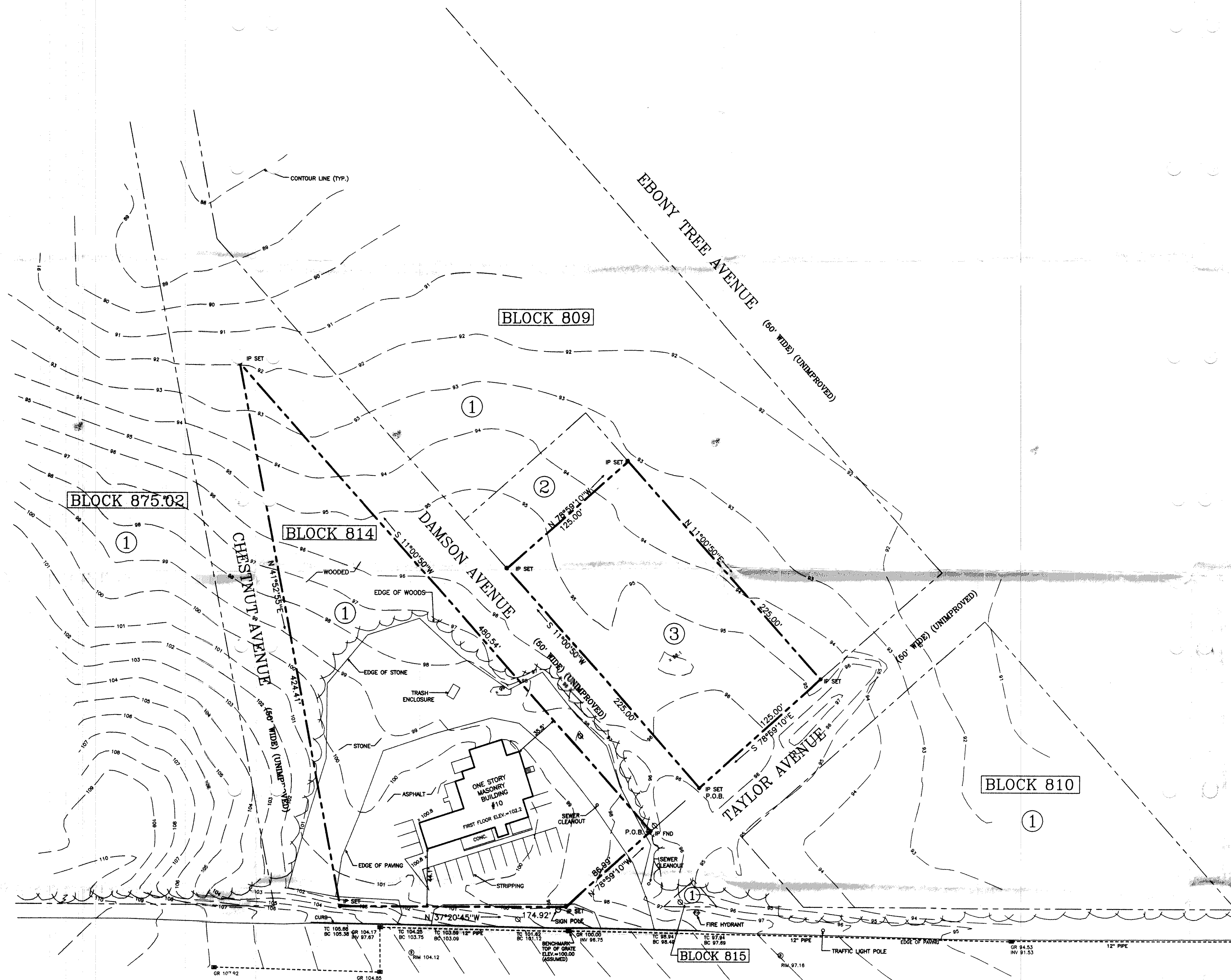
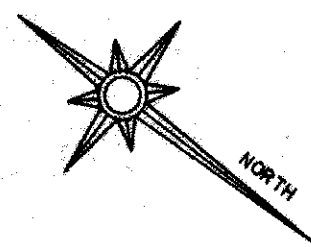






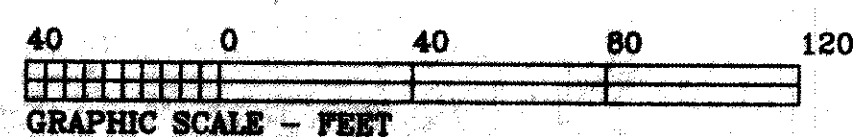
## Historical Photos





#### LEGEND

- UTILITY POLE
- INLET
- FIRE HYDRANT
- SEWER MANHOLE



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 making this survey, I hereby certify to its  
accuracy (except such easements, if any, that may be  
located below the surface of the lands or on the  
surface of the lands and no visible) on an  
inducement for any Insurer of title to insure the  
title to the lands and premises shown thereon. This  
responsibility limited to the current matter 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 embossed 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 use of survey for  
survey off record, resale of property, or any other  
purpose, either directly or indirectly.

| REVISION   | DATE | MADE BY | APPRVD       |
|--|------|---------|--------------|
| BOUNDARY & TOPOGRAPHIC SURVEY  |      |         |              |
| 10 WEST WHITE HORSE PIKE<br>LOT 1, BLOCK 814, PLATE 20.05<br>LOT 3, BLOCK 809, PLATE 20.05<br>GALLOWAY TOWNSHIP<br>ATLANTIC COUNTY, NEW JERSEY |      |         |              |
| ROBERT J. MONSON, PLS<br>800 ROSETREE DRIVE<br>WILLIAMSTOWN, NJ 08094<br>PHONE: (856) 728-1974<br>FAX: (856) 728-3038                          |      |         | DATE 4/1/08  |
|  |      |         | SCALE 1"=40' |
|  |      |         | DRAWN BY RJM |
|  |      |         | REVIEWED BY  |
|  |      |         | 7102         |
|  |      |         | SHEET 1 OF 1 |





10 WEST







