



**421 CHRIS GAUPP DRIVE
GALLOWAY, NJ 08205
ATLANTIC COUNTY
BLOCK 784 | LOT 1**

INVESTMENT HIGHLIGHTS

- ◆ ¼ mi. from Hospital (AtlantiCare Regional Medical Center)
- ◆ 350' frontage on Chris Gaupp Drive
- ◆ Located in the heart of medical offices
- ◆ Easy access from GSP (1.2 mi)
- ◆ Easy access from Rt. 30 (.7 mi)
- ◆ Elevator
- ◆ Great cash-on-cash returns
- ◆ June 2008 Appraisal: \$4,750,000 (completed and stabilized)

INVESTMENT OVERVIEW

KD Group is pleased to present Sigma Professional Park for sale at a purchase price of \$3,295,000 as is. The building is located just ¼ mi. from AtlantiCare Regional Medical Center (Hospital) with easy access from both Rt. 30 and Garden State Parkway.

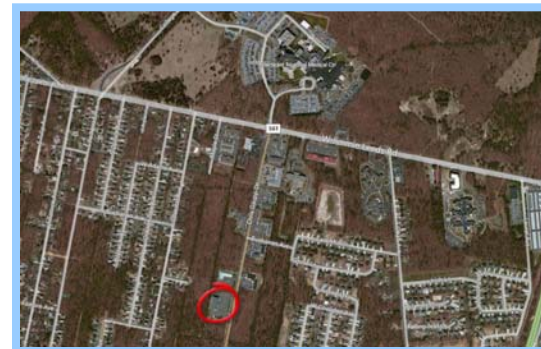
The shell has been fully constructed; just fit-out and move in! The price of the building has been reduced from its original listing price of \$4,295,000. Take advantage of this price drop and currently low mortgage rates. Financing can be arranged with adequate equity down payment.

SIGMA PROFESSIONAL PARK OFFERING



OFFERING SUMMARY & GENERAL INFORMATION

Price	\$3,295,000
Proximity to Hospital	¼ mile
Lot size	2.73 Acres
Size of building	20,000sf
Parking	99 Spaces (General Medical Use) 89 Spaces (Therapy Medical Use)
Construction	Frame
Year Built	2007/2008
Electric Service	Pad mount transformer (1000 Amps) 800 Amps to the building (3 panels)
Plumbing Service	6" line to building (stubbed)
Water	2" line to building (stubbed)



CONTACT FOR MORE INFORMATION:

SIGMA INVESTMENTS, INC.

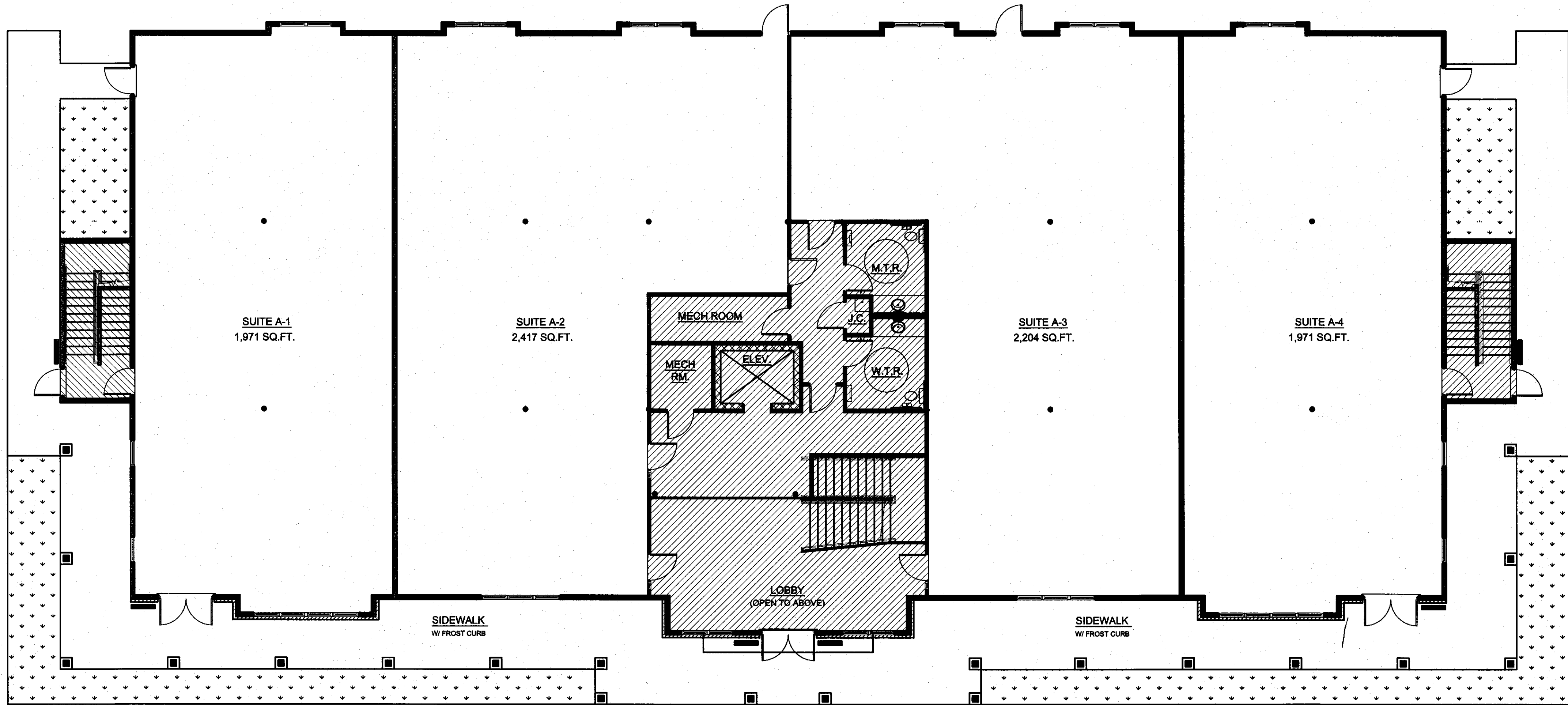
KENNY PATEL

Tel: (609) 748-2978

Cell: (609) 214-5696

Kenny@kdgroupinc.com

www.kdgroupinc.com



FIRST FLOOR PLAN

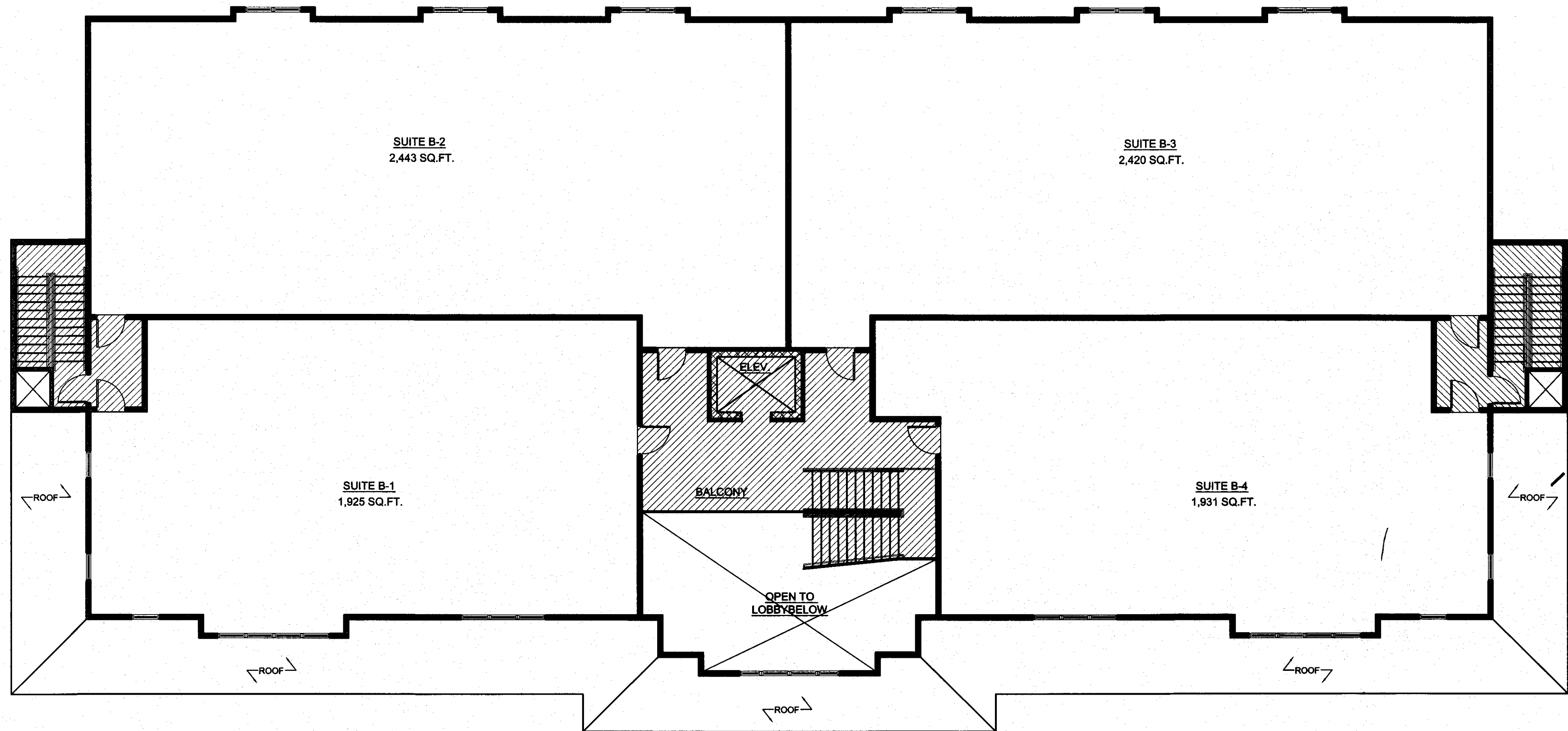
1/8"=1'-0"

TOTAL OFFICE:
1ST FLOOR 8,561 SQ.FT.
2ND FLOOR 8,719 SQ.FT.
TOTAL 17,280 SQ.FT.

TOTAL COMMON SPACE:
1ST FLOOR 1,642 SQ.FT.
2ND FLOOR 951 SQ.FT.
TOTAL 2,593 SQ.FT.

TOTAL BUILDING AREA:
19,873 SQ.FT.

	COMMON BUILDING SPACE
	OFFICE SPACE
	NON-USABLE SPACE



SECOND FLOOR PLAN

1/8"=1'-0"

I HEREBY CERTIFY THAT THESE PLANS
CONSTITUTE A CORRECT REPRESENTATION
OF THE ABOVE REFERENCED PROPERTY
AS OF 2/18/08

HARRY S. HARPER

2/19/08
DATE

CONDO DOCUMENTS

PROPOSED OFFICE BUILDING FOR
GALLOWAY MEDICAL ARTS CENTER
GALLOWAY TOWNSHIP, NEW JERSEY

REVISIONS
2/18/08

COMM. NO. 05/124
DRAWN BY E.K.
CHKD. BY HSH
DATE 10/14/05

SHEET NO.

1 of 1



HARRY S. HARPER
ARCHITECT & PLANNER

15 NEW JERSEY AVENUE
ARSDEN, N.J. 08011
PHONE: (609) 645-7566
HARRY S. HARPER
N.J. A 08800
N.J.P.P. LI 03222

