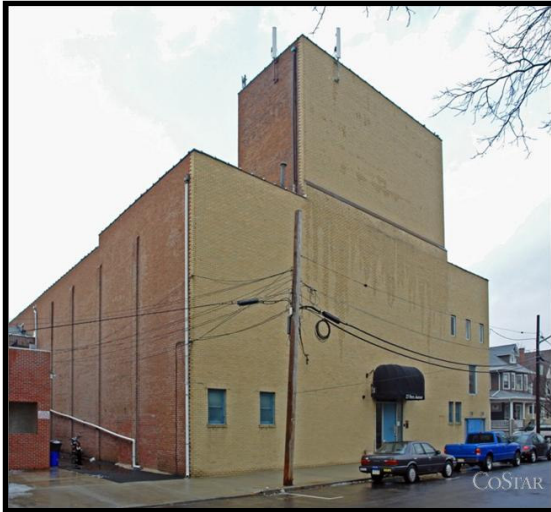


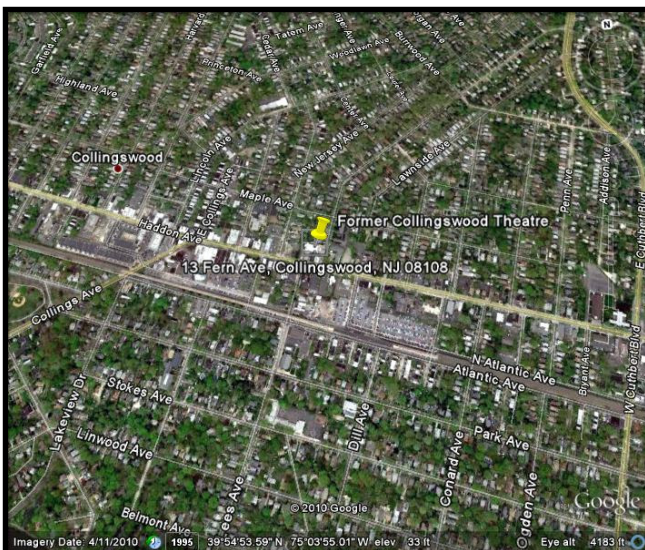


**Available for Sale**  
**13 Fern Avenue**  
**Collingswood, NJ 08108, Camden County**



**Property Features:**

- +/- 12,578 s.f. available for sale immediately
- Former Collingswood Theatre
- Original hand-crafted architecture & paintings
- 32 foot vaulted ceilings
- Zoning: Central Business District (CBD)
- Lot/Blk: 37/6.03



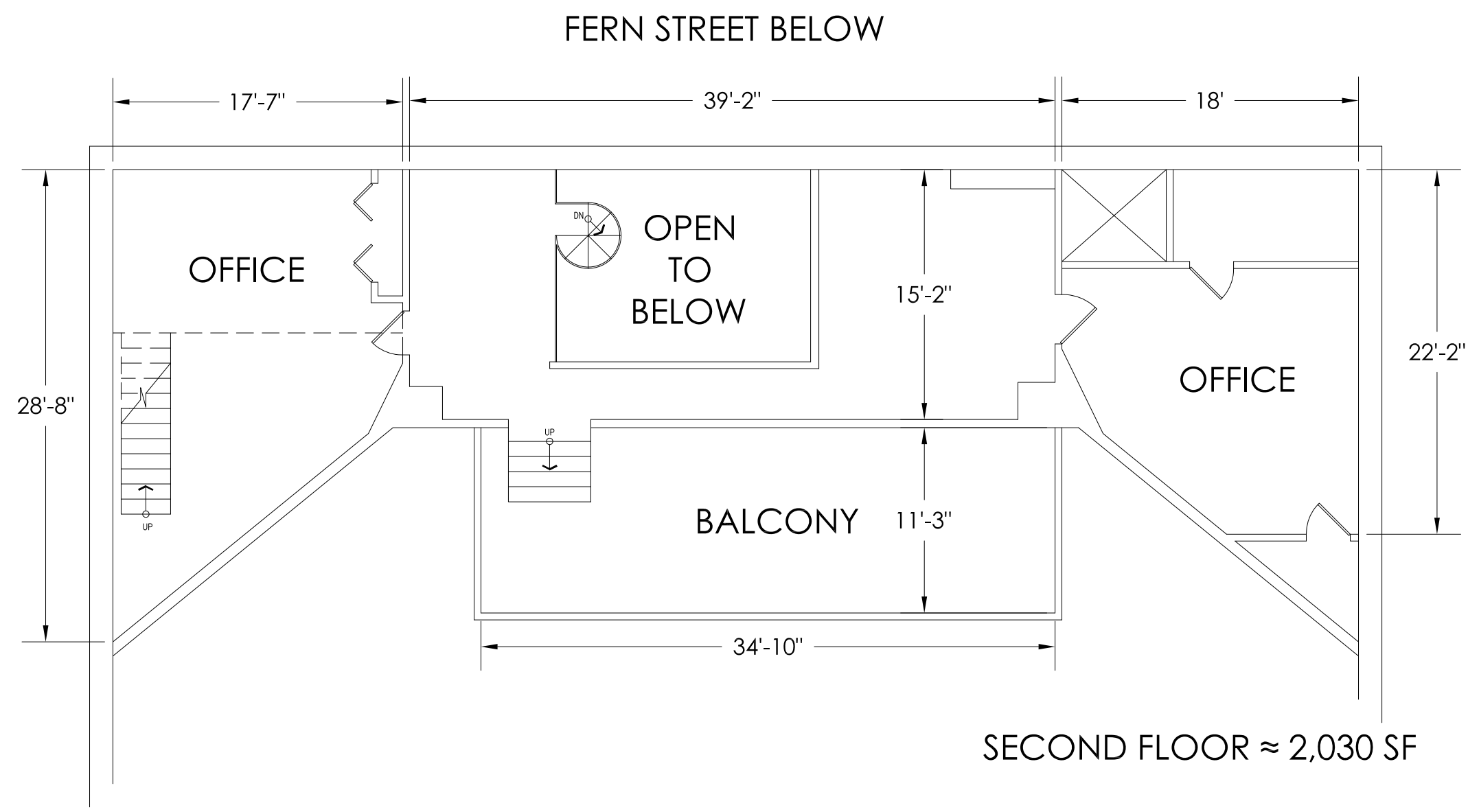
**Location:** The property is located in the Historic District of Collingswood, New Jersey. The property is located steps off Haddon Avenue next to Joe Pesce restaurant. The building is located amongst the quaint shops and restaurants along Haddon Avenue and minutes from major highways.

For Additional Information Including Pricing:

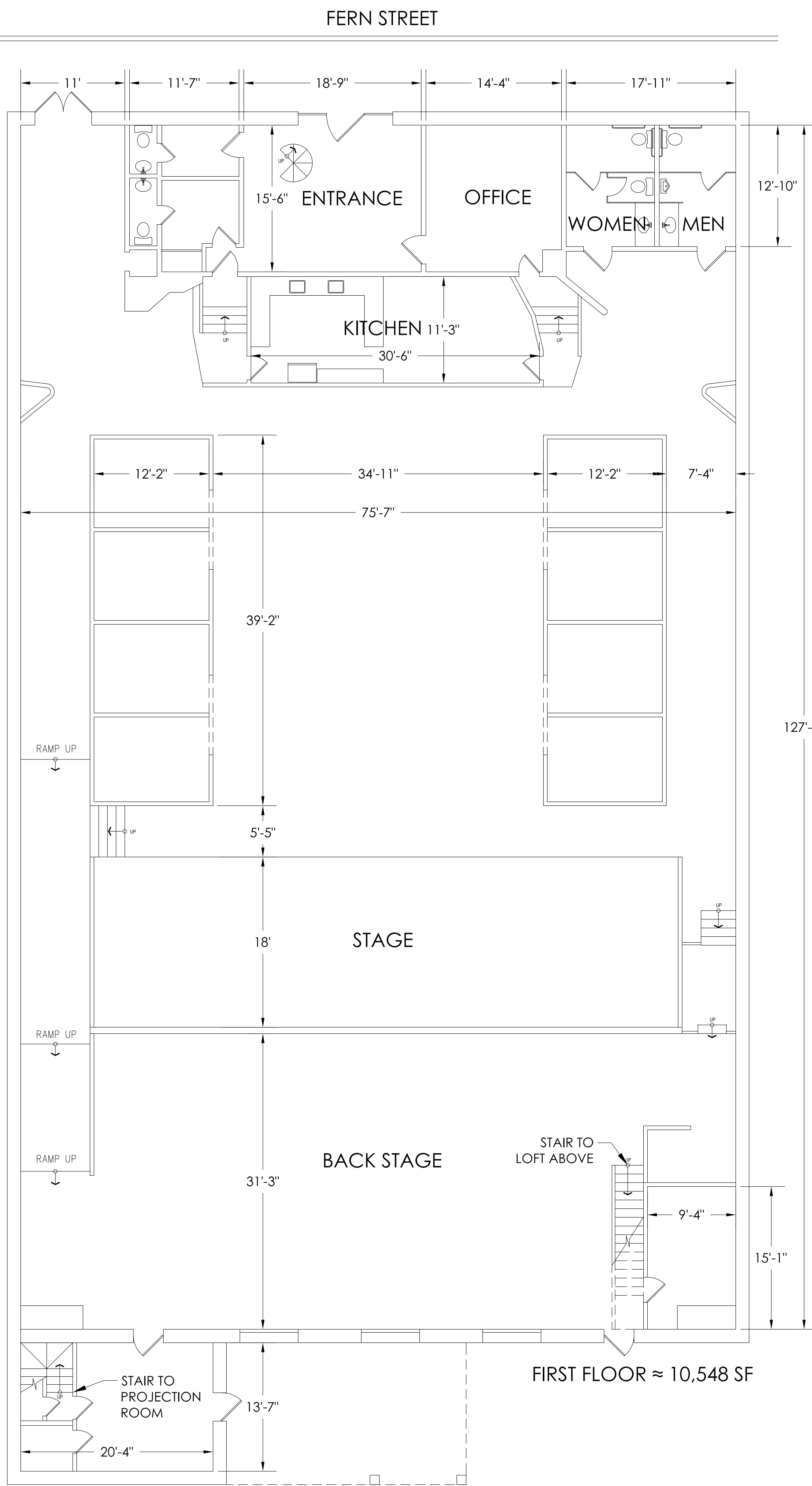
Contact: **The Flynn Company**

(215) 561-6565

Joe Bergan: [jbergan@flynnco.com](mailto:jbergan@flynnco.com)



2 SECOND FLOOR PLAN  
EC-1 SCALE: NTS



1 FIRST FLOOR PLAN  
EC-1 SCALE: NTS

NOTE:

- THIS DRAWING IS INTENDED FOR MARKETING PURPOSES ONLY.
- ALL DIMENSIONS SHOULD BE FIELD VERIFIED.
- THE FLYNN COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING.

**EXISTING CONDITIONS**  
**13 FERN AVENUE**  
**COLLINGSWOOD, NJ**

**EC-1**

November 10, 2010