



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



oc17@BergerRealty.com

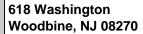


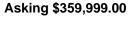














COMMENTS

A traditional gas station and mechanic\'s garage located in the heart of Woodbine. While the station has been operational for years, it requires some upgrades to enhance its aesthetics, functionality, and offerings, making it an ideal investment for an entrepreneur with a vision, or an established business looking to expand. *Cesspool on site. A septic system upgrade shall be the responsibility of the buyer. *Strictly being sold \"AS-IS\".

PRC	PERTY	DETA	ILS

Heating	Cooling	Water	Sewer
No Heating	Other (See Remarks)	City	Other



Ask for Matthew Galownia Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: gmj@bergerrealty.com

