



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$3,000,000.00

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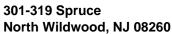














COMMENTS

Attention Developers and Investors -- a truly unique opportunity with endless possibilities! Currently consisting of 4 single-family dwellings and the longtime commercial landmark, Henri J Automotive Repair, this property is situated on 4 separately-deeded lots and is limited only by your imagination. Renovate the existing improvements or develop a new commercial project. Previous underground tanks on the commercial property have been removed, any necessary remediation completed and a No Further Action letter issued. Properties are being sold strictly As-Is.

| PROPERTY DETAILS | | | |
|---------------------------------|--|---|-----------------------------------|
| Exterior Other (See Remarks) | OutsideFeatures Other (See Remarks) | InteriorFeatures Other (See Remarks) | Heating Electric No Heating |

CoolingHotWaterWaterSewerOther (See Remarks)ElectricCityCity



Ask for Mark Kolmer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: mkj@bergerrealty.com

