

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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405 Chris Gaupp  
Galloway Township, NJ 08205

Asking \$695,000.00



SJSRMLS

#### COMMENTS

PRIOR SITE PLAN APPROVAL (new approvals can be done in a reasonable timeframe) FOR 49,500 SQFT MULTI BUILDING OFFICE PARK. Sizes are (3) 3,000 sf; (1) 4,500 sf; (6) 6,000 sqft. Eligible for 20% density bonus if converted to a single building, which could be approx. 66,000 sqft multi-story construction. IDEAL FOR MEDICAL OR PROFESSIONAL OFFICES FOR LEASE OR CONDO/SALES. ALSO A CONCEPT PLAN FOR 120 +/- UNITS OF APARTMENTS, POSSIBLE COLLEGE HOUSING, ASSISTED LIVING, OR OTHER SENSIBLE CHANGES IN USE (SUBJ TO ZONING & REVISED APPROVALS). Well situated near Stockton College, Atlantic Regional Medical Centre and Bacharach Institute for Rehabilitation. Excellent access to Garden State Parkway, Atlantic City Expressway, Atlantic City Airport and Aviation Park.

#### PROPERTY DETAILS



Ask for Karen J. Manley  
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