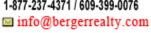




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076







405 Chris Gaupp Galloway Township, NJ 08205

Asking \$695,000.00



## **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 ORPROFESSIONAL OFFICES FOR LEASE OR CONDO/SALES. ALSO A CONPECT PLAN FOR 120 +/- UNITS OF APARTMENTS, POSSIBLE COLLEGE HOUSING, ASSISTEDLIVING, 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 Norman Hartzel Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to:

