



2501 Fernwood Ave  
 Egg Harbor Township, NJ 08234

Asking \$269,900.00



**COMMENTS**

FERNWOOD COMMERCIAL PARK - BUILDING #3: ONLY 3 UNITS LEFT! Estimated delivery on April 1, 2025. The proposed BUILDING #3 at the FERNWOOD COMMERCIAL PARK. This building, like the first two buildings, will be comprised of (8) individual Commercial Condominium Units of 2,100' each. Unlike the first two buildings that were built in block, this building will be built in steel as its main structure. The passage doors, overhead doors, windows, awnings, gutters, offices, floors, hvac, insulation and exterior trim and stucco facade will mirror the first two buildings. The actual construction should only take approximately 6-7 months once started. All approvals, utilities, and site work are in place. The current prints from buildings #1 and #2 show the actual building sizes, layouts, etc. and are available for Agents to obtain in the Associated Documents.

**PROPERTY DETAILS**

|                        |                                |                              |                       |
|------------------------|--------------------------------|------------------------------|-----------------------|
| Exterior<br>Aluminum   | ParkingGarage<br>1 to 5 Spaces | InteriorFeatures<br>Restroom | Basement<br>Slab      |
| Heating<br>Gas-Natural | HotWater<br>Gas                | Water<br>Public              | Sewer<br>Public Sewer |



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