



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com





Asking \$679,427.00

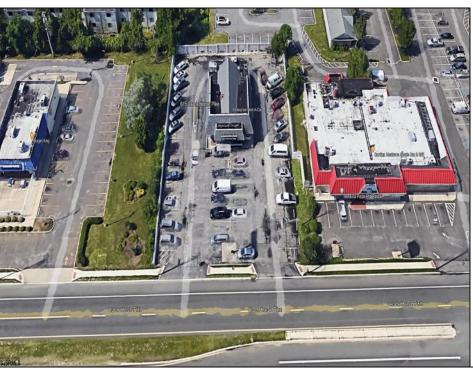












## **COMMENTS**

PRIME HIGHWAY LOCATION SURROUNDED BY KFC, POPEYE\S, BURGER KING, MOD CAR WASH, ETC... CLOSE TO WALMART & SAM\'S. TRAFFIC SIGNAL NEARBY. UEZ LOCATION (TAX DISCOUNTS). STRAIGHT SHOT TO ATLANTIC CITY. IDEAL FOR RETAIL OR OFFICE, APPX 3,000 SF WITH 25+ PARKING SPACES. ALSO AVAILABLE FOR LEASE AT \$4500/MO NNN

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|-----------------------|--------------------------------|---|-----------------------|
| PROPERTY DETAILS      |                                |   |                       |
| Exterior<br>Brick     | OutsideFeatures<br>See Remarks | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | Basement<br>Slab      |
| Heating<br>Forced Air | Cooling<br>Central             | Water<br>Public   | Sewer<br>Public Sewer |



Ask for Thomas Horan Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: tph@bergerrealty.com

