



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 REALTOR

☑ oc17@BergerRealty.com

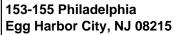


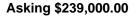














## **COMMENTS**

If you are looking for a nice store front with lots of foot traffic you may be just ahead of the curve if you buy this property. Things are changing on Philadelphia Ave. Main street in Egg Harbor city and opportunity is knocking with this location being available for the first time in a century. The storefront is gutted and ready for your new or existing business. This property offers lots of storage with a large storage room and a 2 car garage in the back. Rent the house or live next to your business. It\'s a win-win no matter how you work it out!! Property needs work and is being sold AS-IS buyer responsibility for all inspections and repairs and C/O.

## PROPERTY DETAILS

ParkingGarage InteriorFeatures Heating Water
Other (See Remarks) Restroom Gas-Natural Public
Storage Oil

Radiator Underground Tank

Sewer Public Sewer



Ask for Linda Watts
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: ljw@bergerrealty.com

