



**153-155 Philadelphia**  
**Egg Harbor City, NJ 08215**

**Asking \$239,000.00**



**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 Sheilah Baran  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: sdb@bergerrealty.com

