



**3022 Hingston**  
**Egg Harbor Township, NJ 08234**

**Asking \$3,300,000.00**



**COMMENTS**

PRICE REDUCED - Former Tilton Fitness Building for sale or lease. Tremendous location, close to major roads, commercial businesses, residential housing and apartments. Building is approx 30,000 sq ft, has 2 floors and 2 swimming pools, one in door and one out. PO zone allows a wide range of office uses or open another gym. Hardly any properties in the area have the option with 2 pools. Property has 143 parking spaces CAFRA jurisdiction.

**PROPERTY DETAILS**

Exterior Masonry	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures Fire Sprinkler System Restroom Storage	Basement 6 Ft. or More Head Room Finished Full
Heating Gas-Natural	Cooling Central	Water Public	Sewer Public Sewer



Ask for Barbara Varacalli  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: bav@bergerrealty.com

