



**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**

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



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