

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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3007 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

Asking \$2,295,000.00



### COMMENTS

Discover an unbeatable investment opportunity in EHT & Atlantic County, with high car counts! This property is strategically located near a major lighted intersection, offers convenience and visibility. With full occupancy and a diverse mix of tenants, with national brands close by, it promises stable returns. Perfect for investors and potential owner-occupants alike, in an established growing community ripe with potential. Join this thriving commercial landscape today!

### PROPERTY DETAILS

Exterior Frame/Wood	OutsideFeatures See Remarks	ParkingGarage Off Street Paved	Basement Slab
Heating Forced Air	Cooling Central	Water Public	Sewer Public Sewer



Ask for Gary Bingham  
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