

Berger Realty

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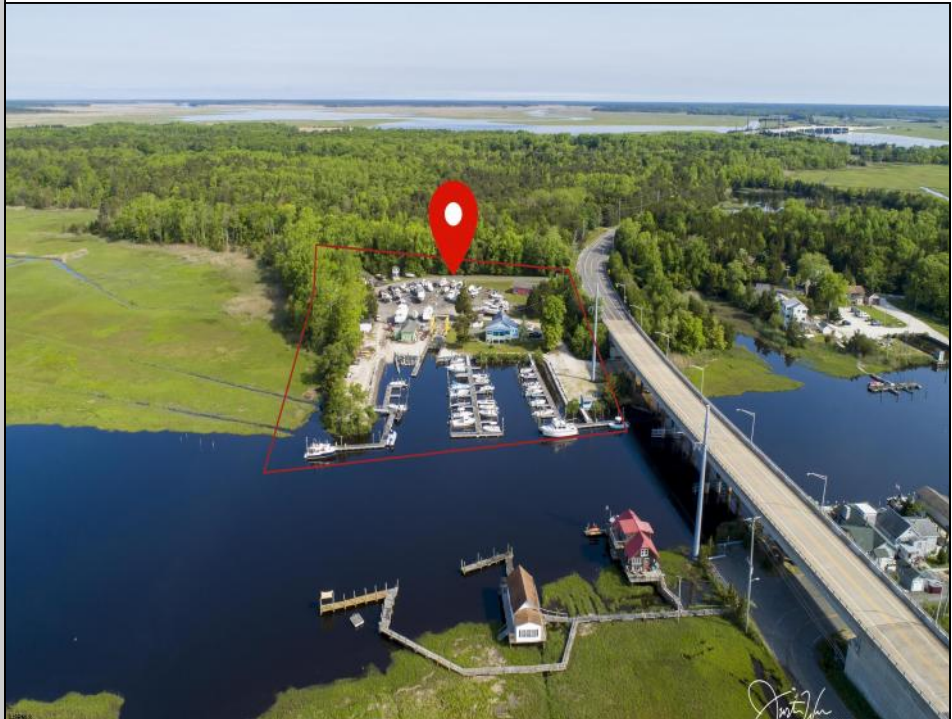


Berger Realty, Inc.
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Ocean City, NJ 08226
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1 New York Rd
Port Republic, NJ 08241

Asking \$4,790,000.00



COMMENTS

Magnificent Leisure Property Investment! 60 Floating Slip Marina, on Nacote Creek, with Owners slip, fully rented & equipped with water & electric, appx 30 mins by boat to Atlantic City, Long Beach Island & nearby waterfront dining, Leased 20x40 Warehouse, two additional out bldgs for storage, detached workshop offers ship store, 2Bed/1Bath Gorgeous Residential Home with attached 1Bed/1Bath Apt/long term tenant in place, additional duplex recently renovated offers 1Bed/1Bath unit/long term tenant in place & possible studio unit, house & all buildings have newer roofs, winter/summer prep services & storage offered, with renewed winter storage customers, in water season April-November, with extended season at a monthly rate, multiple additional income possibilities, sale will include 30 ton travel lift, 2021 Kubota Backhoe, 4000 lb Clark forklift, 6 yard trailers, appx 250 boat stands, appx 400 keel blocks, Turnkey business with repeat seasonal customers.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
See Remarks	Dock/Pier/Slip	11 or More Spaces	Other (See Remarks)
	Recreation Facilities		Smoke/Fire Alarm
	Restrooms		Storage
	Security Light/System		
	See Remarks		
	Sign		
	Storage Building		

Basement	Cooling	HotWater
Crawl Space	Central	Electric

Sewer
Septic

Water

