

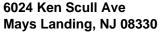


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com





Asking \$449,900.00











COMMENTS

Check out this amazing opportunity! The former Municipal Utility Authority building is up for sale, offering 3,268+/- square feet of space. Currently used as an administrative office, the property is zoned as R-9 (Residential). The building features a spacious conference room, an executive office, administrative offices, two commercial restrooms (separate for men and women), and a small kitchen. It has an exterior brick facade with a beautiful arched window. Please note that its current usage is non-conforming to zoning and would require office approval if used for residential purposes. The property also includes a large parking lot for 5-7 cars and a rear yard.

PROPERTY DETAILS

=		
ParkingGarage	Basement	Heating
6 to 10 Spaces	Slab	Forced Air Gas-Natural
	0 0	8 8

CoolingHotWaterWaterSewerCentralGasPublicPublic Sewer



Ask for Dawn Scarlata
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330

Email to: dns@bergerrealty.com

