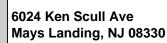




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





Asking \$429,900.00













## **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.

Public

	PROPERTY DETAILS		
Exterior Brick	ParkingGarage 6 to 10 Spaces	Basement Slab	Heating Forced Air
	·		Gas-Natural
Cooling	HotWater	Water	Sewer

Gas



Central

Ask for James Gray Haenn Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jgh@bergerrealty.com



Public Sewer