

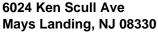


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



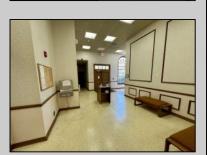
info@bergerrealty.com





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.

	FROF	FROFER I I DETAILS	
Exterior Brick	ParkingGarage 6 to 10 Spaces	Basement Slab	Heating Forced Air Gas-Natural

CoolingHotWaterWaterSewerCentralGasPublicPublic Sewer



Ask for Rodman Pierce
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211

Email to: rpp@bergerrealty.com

