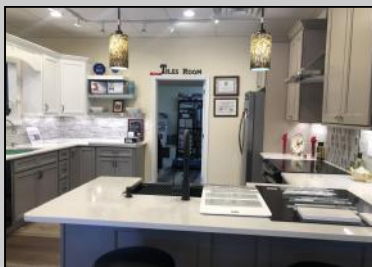


# Berger Realty

Since 1928



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



6636 Black Horse Pike  
Egg Harbor Township, NJ 08234

Asking \$750,000.00



## COMMENTS

Here is your chance to own your building to be your own landlord and rent it back out to your business. This building offers over 3000 sq ft of retail space plus a one bedroom with 1.5 bath above. Rent out top floor to generate extra income or use it as a storage. The purchase of this building also comes with your own solar panels which means save on your electric bills all year round. AS-IS, home inspection is for the buyer's informational purposes only. Buyer and their agent to do their due diligence to contact EHT code enforcement for all necessary questions. Buyer responsible for all permits, license, certifications and CO. This building sits on lot 14 and 15 can be purchase as bundle with two vacant buildable lot adjunction to the building MLS# 586993. This building is also available for lease MLS# 586990. Pictures were taken before business retired.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Brick	None	Den/TV Room Dining Area Eat In Kitchen Storage Attic	Storage
Heating	Cooling	HotWater	Water
Forced Air	Central Electric Multizone	Gas	Public



Also for Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

