

# Berger Realty

Since 1928



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

info@bergerrealty.com



6636 Black Horse Pike  
Egg Harbor Township, NJ 08234

Asking \$750,000.00



## COMMENTS

High traffic location in Egg Harbor Twp. This building offers 3000+ sq ft of showroom and retail space, office, employee break room and two bathrooms. Outside entrance to one bedroom and 1.5 bath above. Can be rented out as residential or use as extra storage. The purchase of this building also include OWNED solar panels. The two vacant buildable lot adjunction to this building is also for sale and can be purchase as a bundle MLS# 586993. Buyer to do their due diligence to contact the EHT code enforcement with all questions. AS-IS with the buyer responsible for all permits, certifications and CO. Inspection will be for the buyer's informational purposes only. This building is also available for lease MLS# 586990. Photos were taken prior to the business retired.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick	Sign	11 or More Spaces	Display Windows
Stone			Restroom
			Security System
			Smoke/Fire Alarm
			Storage

Heating	Cooling	HotWater	Water
Forced Air	Central	Gas	Public
	Electric		
	Multifamily		



Also for Carol Aust  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: cra@bergerrealty.com

