



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

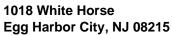


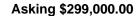














COMMENTS

Wonderful corner location in the heart of Egg Harbor City. Fronting on 3 streets including 160\lambda on Route 30 (White Horse pike) with additional 150\lambda each on Boston Avenue and 10th Terrace. Commercial building is currently being used as a machine shop but could work as an autobody shop, mechanics, contractors, landscaper, woodworker, etc. Also offers a large unfinished walk-up 2nd floor which could be an apartment for rental income or a place for the owner to live. Or use it for storage or additional commercial space. Possibilities are endless. Offers gas heat and central air and 220 amp electrical service, 3 phase. Property includes 2 vacant lots in addition to the lot where the building is located.

PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Basement
Block	1 to 5 Spaces	220 Volt Electricity	Slab
Frame/Wood		440 Volt Electricity	
		Other (See Remarks)	
		Storage	

Heating Cooling HotWater Water Forced Air Central Electric Public Gas-Natural



Ask for Barbara Varacalli Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: bav@bergerrealty.com

