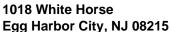




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com







Asking \$299,000.00











## **COMMENTS**

Wonderful corner location in the heart of Egg Harbor City. Fronting on 3 streets including 160\' on Route 30 (White Horse pike) with additional 150\' 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.

<b>PROPERTY</b>	<b>DETAILS</b>
-----------------	----------------

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 Dave Zelinski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: djz@bergerrealty.com

