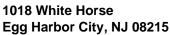




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com







Asking \$299,000.00









## **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



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