



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



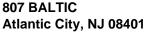












Asking \$1,475,000.00



COMMENTS

ON THE CORNER OF A MAJOR THOROUGHFARE COMING INTO THE CITY IS A 15,000 SQ FT OF WAREHOUSE WHICH HAS BEEN FITTED OUT AS A MIXED COMMERCIAL USE ONE SECTION OF THE WAREHOUSE IS USED FOR AN AXE THROWING VENUE THE OTHER 2 PARTS CRAFTED BEERS AND SPIRITS. 3500 SQ FT IS USED FOR STORAGE BUT IS READY TO BE FITTED OUT FOR WHAT USE THAT CONFORMS. STOP BY TAKE TOUR OF THE CRAFTED BEER OR AROUND THE BACK TAKE TOUR OF CRAFTED SPIRITS AND WHISKEYS. THEIR IS EXTRA LOTS TO EXPAND FOR PARKING OR BUIDING. IF YOU MOVE QUICK WE CAN INCLUDED ALMOST AN ENTIRE CITY BLOCK WHICH HAS A 12 UNIT BUILDING DUPLEX TRIPLEX FOR \$2,375,000 ONLY ONE LOT MISSING TO HAVE ENTIRE BLOCK. ONE OF THE SELLERS HOLDS A NEW JERSEY REAL ESTATE LICENSE. JUST A FACT SELLING WARHOUSE LESS THAN \$100 A SQUARE FT U CAN\'T BUILD FOR THAT

| Exterior | PROPERTY DETAILS | | |
|----------|-----------------------|-------------------|------|
| | OutsideFeatures | ParkingGarage | Inte |
| Stucco | Fence | 11 or More Spaces | 220 |
| | Security Light/System | | Re |



Heating Cooling Forced Air Central GaAslatfoot Alexandra Caulfield Berger Realty Inc Segf60 Asbury Avenue, Ocean City Public Sewer Call: 609-399-0076 Email to: aic@bergerrealty.com InteriorFeatures 220 Volt Electricity Restroom Security System

HotWater Gas

