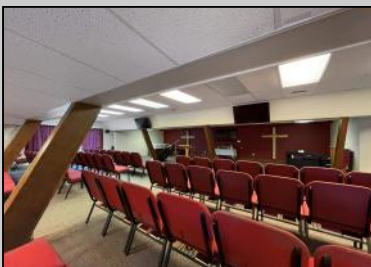


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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800 Philadelphia  
Egg Harbor City, NJ 08215

Asking \$250,000.00



## COMMENTS

Rare Opportunity-Well maintained corner property currently operating as a Church. 3200 sq ft building located on a very visible intersection. Located in the Highway Commercial Zone. Many Possibilities to keep as a church or use as a commercial or professional site. Asphalt parking lot, Many updates to building. Currently used as a church, with 60 plus seating, secretary and pastors offices, class room, nursery/changing room, kitchen area, Common area for meetings, mens and ladies rest rooms, storage rooms. Includes alarm and sprinkler system, tankless water heater, 3 central air units, shed and attic storage. The Church is tax exempt. The EHC tax assessor said if its use is anything other than a church he will most likely put an assessment on the property around \$162,500 with property taxes around \$8900.00 per year based on the property in its current condition. See Associated Docs for Sellers Disclosure Statement.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Security Light/System	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures Restroom Security System Smoke/Fire Alarm Storage
Basement Slab	Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas Tankless-gas



Ask for Graham Ginn  
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