

# Berger Realty

Since 1928



Berger Realty, Inc  
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384 Zion Road  
Egg Harbor Township, NJ 08234

Asking \$349,000.00



## COMMENTS

Exceptional mixed-use investment opportunity in the heart of Egg Harbor Township! This property offers a versatile package featuring a 3-bay commercial garage and a separate 2-bedroom single-family home, all situated on approximately 0.5 acres. The commercial space, totaling around 2,000 sq. ft., is currently operating as an automotive transmission shop and is equipped with three 10' overhead doors, two bays with 11.5' ceiling height, and one with 15' clearance—ideal for accommodating larger vehicles. Both buildings are separately metered for electric, gas, and water, offering flexibility for future use. The expansive lot provides ample storage, parking, and additional workspace, making it a perfect fit for various commercial applications. The commercial building is currently owner-occupied, while the single-family home is rented to a tenant, presenting immediate income potential. Don't miss out on this rare find—contact us today for a comprehensive marketing package and more details!

## PROPERTY DETAILS

Exterior	Basement	Heating	HotWater
Block	Slab	Forced Air	Gas
Frame/Wood			
See Remarks			

Water	Sewer
Public	Private
	See Remarks



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