

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



48 New York  
Galloway Township, NJ 08205

Asking \$295,000.00



## COMMENTS

Galloway/Smithville Office Professional Condo located on State Highway 9. Lots of long distance through traffic as well as local travel ways. This modern building can be the cornerstone of the complex. It is 2 stories encompassing 13 offices, a large and welcoming entrance lobby, a kitchenette on the first floor adjoining conference/gathering space and lavatory as well as storage for maintenance and overflow. Upstairs you will find a second lobby or greeting area with it's own open space and lavatory. Possibilities are endless with this floorplan, size, location and ease of parking. It is situated amid residential areas as well as commercial establishments that encompass restaurants, fast foods, human services, medical, professional as well as retail. Garden State Parkway, Atlantic City Expressway, NJ Transit(both rail and bus), Stockton University, Atlanticare Mainland Campus and The Historic Towne of Smithville as well as the Community of Four Seasons are all very close by and would contribute to traffic at your door!! Also available for Lease/Lease Purchase

## PROPERTY DETAILS

Exterior Frame/Wood	OutsideFeatures Sign	ParkingGarage 11 or More Spaces	InteriorFeatures 220 Volt Electricity Restroom
Basement Crawl Space	Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas
Water Well	Ask for Wendy Brown Seller Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: wmb@bergerrealty.com		

