

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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736-738 4th  
Galloway Township, NJ 08205

Asking \$399,000.00



## COMMENTS

Property has been approved use for a restaurant and approvals for a second building 1800SF on the corner of 4th & east Oakbourne Ave .New curbs, sidewalks blacktop and lighting have been installed The building is gutted and ready for your fit out . Serviced by public water ,sewer and gas See plans in additional docs. Second floor can be used for storage or office. BE ADVISED THAT GALLOWAY TWP. HAS A 5 YEAR TAX ABATEMENT PROGRAM FOR IMPROVEMENTS TO THE PROPERTY. check with GT for more info. OWNER WILL HOLD PAPER TQB

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Sign	11 or More Spaces	220 Volt Electricity
Brick		Off Street	
		Other (See Remarks)	
Basement	Water	Sewer	
Slab	Public	Public Sewer	
	Well		

SALE



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Ask for Bader - Collins Associates  
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