

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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            |                     |                      |



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