

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



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		



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: clc@bergerrealty.com

