



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 . Served 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 Brick	Sign	11 or More Spaces Off Street Other (See Remarks)	220 Volt Electricity
Basement Slab	Water Public Well	Sewer Public Sewer	



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jmp@bergerrealty.com

