

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 Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

