



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



Ask for Patricia (Trish) Spengler  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: pjs@bergerrealty.com

