

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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**1404 Atlantic**  
**Galloway Township, NJ 08205**

**Asking \$349,775.00**



#### COMMENTS

\*\*\*GALLOWAY COMMERCIAL NEW LISTING ALERT\*\*\*NEW WINDOWS\*\*\*NEW ROOF\*\*\*2 NEW OVERHEAD DOORS 10X10 & 12X12\*\*\*NEW 3-PHASE 400AMP ELECTRIC SERVICE\*\*\*NEW WELL & BLADDER TANK\*\*\*CITY SEWAGE\*\*\*ROUGHED IN FOR 2 BATHROOMS\*\*\*2,812 SQ FT\*\*\* Great commercial space with over 2,800 sq ft of blank space to outfit to your needs. Roughed in for 2 bathrooms to make for office space plus storage. Endless possibilities with this unique space. Just minutes from AC Expressway and Route 30. Phase 1 on file along with approvals.

#### PROPERTY DETAILS

Exterior Masonry	OutsideFeatures Storage Building	InteriorFeatures Three Phase Electric	Basement Slab
Water Well	Sewer Public Sewer		



Ask for Carol Cawley  
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