



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



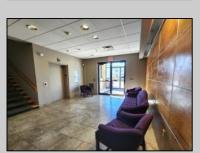
□ oc17@BergerRealty.com



6727 Delilah Egg Harbor Township, NJ 08234

Asking \$1,495,000.00











## **COMMENTS**

Great Location!! Directly between Atlantic City and the AC International Airport - William Hughes FAA Technical Center and the National Aerospace Research Technology Park. Incredibly convenient access to Garden State Parkway, AC Expressway and other major arteries. The entire building is nearly 18,100 sqft - the first floor is 100% leased & the second floor offers 5,152 rsf and 4,007 rsf vacancies for a buyer/landlord/tenant use or rental.

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|----------|---------------------|-----------------------|----------|--|
| Exterior | ParkingGarage       | InteriorFeatures      | Basement |  |
| Brick    | Off Street          | Elevator Pass         | Slab     |  |
| Masonry  | Other (See Remarks) | Fire Sprinkler System |          |  |
|          |                     |                       |          |  |

Restroom Smoke/Fire Alarm

| Heating    | Cooling | Water  | Sewer        |
|------------|---------|--------|--------------|
| Electric   | Central | Public | Public Sewer |
| Forced Air |         |        |              |



Ask for Linda Watts
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