

# Berger Realty

Since 1928



Berger Realty, Inc.  
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220-224 White Horse  
Egg Harbor City, NJ 08215

Asking \$899,999.00



## COMMENTS

Situated on a major highway with excellent traffic, this property is ideal for a wide range of uses, including automotive, retail, office, or other commercial ventures. Its central location ensures a constant flow of potential customers and tenants. Property was updated in 2016, has three overhead doors, and a fenced parking lot. This property offers a unique combination of commercial functionality and residential income generated by a leased 3/1 apartment which was also updated in 2016, making it an outstanding choice for investors or owner-operators. Current owner is retiring and closing his business down. Great location to start your own business or expand your current business!

## PROPERTY DETAILS

|                     |                     |             |          |
|---------------------|---------------------|-------------|----------|
| ParkingGarage       | InteriorFeatures    | Heating     | HotWater |
| Other (See Remarks) | Other (See Remarks) | Gas-Natural | Gas      |
| Water               | Sewer               |             |          |
| Public              | Public Sewer        |             |          |



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