

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



1404 Atlantic, Galloway Township, NJ, 08205

Price \$349,775.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1950    |
| Type         |         |
| Block Number | 94      |
| Listing #    | 591008  |
| Taxes        | 2647.00 |



### COMMENTS

**\*\*\*GALLOWAY COMMERCIAL NEW LISTNG 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 storag...**

### PROPERTY FEATURES

|                     |                                     |  |                  |
|---------------------|-------------------------------------|--|------------------|
| Exterior<br>Masonry | OutsideFeatures<br>Storage Building | InteriorFeatures<br>Three Phase Electric | Basement<br>Slab |
| Water<br>Well       | Sewer<br>Public Sewer               |  |                  |

### CONTACT



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-9955  
Email to: smc@bergerrealty.com

Scan to see Property page.



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