



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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Asking \$995,000.00











## COMMENTS

Amazing opportunity for the motivated entrepreneur! Appealing 2 story building, infrastructure, parking, uplands and extensive acreage (over 20 acres total with approximately 3 acres of uplands) are currently for sale. The existing building and beautiful natural trails occupy the approximately 3 acres of scenic uplands. The desirable zoning for the sprawling property is commercial and residential leading to endless opportunities. The difficult work of clearing a lot and building has already been accomplished. With a little remodeling and effort your business will thrive in the convenient location. Enjoy the best Mother Nature has to offer while being a short ride from Stone Harbor, Avalon, and beautiful Cape May.

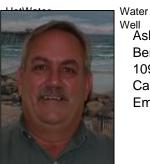
## **PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Stone	Deck	Parking Pad	Storage
	Porch	Stone Driveway	

See Remarks

AppliancesIncluded Basement Heating Cooling
Range Crawl Space Electric Central Air Condition

Oven Geo-Thermal



Vater Sewer
Vell Septic
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