

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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600 Route 47  
Cape May Court House, NJ 08210

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

OutsideFeatures Sign	ParkingGarage 11 Or More Spaces Off Street	OtherRooms Office Space Avail Retail Store Shower Room(s) Public Restroom	Heating Electric Geo-Thermal
Cooling Central Conditioning	HotWater Air Electric	Water Well	Sewer Septic



Ask for Joan S. Spencer  
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