

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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100 Ark  
Mount Laurel, NJ 08054

Asking \$1,900,000.00



## COMMENTS

Thriving Hardware and Garden Supply Business. Excellent location for Landscaping Business. Many Possible Uses For This Two Story Commercial Building With Several Accessory Buildings, Basement Storage And Huge Second Floor Apartment-Possibly Two Apartments. Located On Very busy intersection. 1.38 Acres At SW Corner Of Ark Road And Marine Hwy, Across From Dunkin Donuts. Close To Rt 38, 295. Neighborhood Commercial And Residential. Plenty Of Off Street Parking. Apartment Above Can Be Owner Occupied. Well Established Business for over 40 Years And Still Growing. Owner will consider managing business for up to 1 year after sale. Zoning Is Industry Dist. Other Uses Include Offices, Convenience Stores, Daycare/Preschool, Landscaping, Medical, Retail, Restaurants, Banks. Flexible seller. Call today and let's start a conversation.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Block	Storage Building	6 To 10 Spaces	Office Space Avail
Metal	Sign	Off Street	Retail Store
Wood/Frame	Fence		Public Restroom
	Security Light/System		

InteriorFeatures	Heating	Cooling	HotWater
Smoke/Fire Alarm	Oil	Central	Air Electric
	Forced Air	Conditioning	

Ask for Bader - Collins Associates

Seller: Berger Realty Inc

City: 3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: bca@bergerrealty.com

http://www.BADERCOLLINS.com

