



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



Asking \$1,900,000.00

\_ .....

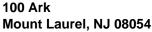














## **COMMENTS**

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**

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

InteriorFeatures



Heating Cooling HotWater
Oil Central Air Electric
Forced Air Conditioning

Ask for Patricia (Trish) Spengler

Serger Realty Inc

Cit 160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: pjs@bergerrealty.com

