

# Berger Realty

Since 1928



Berger Realty, Inc.  
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107, 109, 111 Fulling Mill  
Villas, NJ 08251

Asking \$1,200,000.00



## COMMENTS

Discover an outstanding opportunity to acquire just under one acre of prime property, featuring three large individual lots zoned General Business. Two of the lots are vacant, offering immense potential for development, while the third boasts two versatile buildings with attractive features. The primary structure serves as a combination of retail and residential space. For 43 years, it was home to Budd's Bait & Tackle and Crab & Seafood. The residential portion includes 3 bedrooms, 2.5 bathrooms, natural gas hot water baseboard heat, an HVAC system for air conditioning and supplemental heating, two fireplaces and a natural gas Generac generator. The second structure is a charming 2-bedroom, 1-bath cottage with a strong rental history, featuring natural gas forced hot air heat, and a ventless AC unit. This property also offers an in-ground heated swimming pool with a stamped concrete pool surround and a beautiful paver patio. There are two separate gas meters and 3 separate electric meters. Sale includes all furnishings (excluding personal items), appliances, and optional retail inventory. Ready to use immediately or customize to realize your unique vision. This property is a rare find, providing versatility for business, residential, or mixed-use purposes.

## PROPERTY DETAILS

|                 |                  |             |                        |
|-----------------|------------------|-------------|------------------------|
| OutsideFeatures | InteriorFeatures | Heating     | Cooling                |
| In Ground Pool  | Fireplace- Gas   | Gas Natural | Central Air Condition  |
|                 | Storage          | Gas Propane | Other Air Conditioning |
|                 | Generator        | Forced Air  |                        |



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