

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
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449 Route 47 S  
Green Creek, NJ 08219

Asking \$399,000.00



## COMMENTS

YOU GET 2 COMMERCIAL BUILDINGS FOR THE PRICE OF ONE! GREAT FAMILY-OWNED BUSINESS OPPORTUNITY WITH HIGH TRAFFIC VISIBILITY! ARE YOU LOOKING FOR AN ESTABLISHED AUTO REPAIR SERVICE BUSINESS? Look at this commercial business that offers an additional building which is currently being rented out for \$1100 per month as a storage unit (24'x48'). This commercial auto repairs service was established in 1959 and offers 4 bays with 2 hydraulic lifts, office with waiting area and 1/2 bath. Two of the bays offer 10' high by 10' wide doors and 48' f deep spacing. The other 2 bays offer 9' high by 10' wide doors and 26' deep spacing. New roof was done 3 years ago, the business features city water and city sewer, oil heating in the garages and propane heating in the bonus unit. Showings by appointment only between 4pm-6pm Monday thru Friday. Saturday between 10am-1pm

## PROPERTY DETAILS

|                                 |                         |                                |                                  |
|---------------------------------|-------------------------|--------------------------------|----------------------------------|
| Exterior<br>Block<br>Brick Face | OutsideFeatures<br>Sign | ParkingGarage<br>1 To 5 Spaces | OtherRooms<br>Office Space Avail |
|---------------------------------|-------------------------|--------------------------------|----------------------------------|

|                                                                       |                                             |                                |                      |
|-----------------------------------------------------------------------|---------------------------------------------|--------------------------------|----------------------|
| InteriorFeatures<br>220 Volt Electricity<br>Hydraulic Lift<br>Storage | Heating<br>Gas Propane<br>Oil<br>Forced Air | Cooling<br>Other (See Remarks) | HotWater<br>Electric |
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