

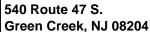


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com





Asking \$699,000.00











COMMENTS

Multi-use property with 250 ft of frontage by 120 ft deep on Rt 47 in Middle Township. Property consists of an approximately 1500 sf retail store plus office, and an approximately 1500 sf 3 bed 2 bath 2nd floor apartment for great rental income. Also on the property is a 1000 sq ft double bay garage currently used as a Tire center. Real Estate and businesses for sale. Tremendous opportunity and flexible uses. There is City water at the street not yet connected and city sewer connected to the business currently. Property is being sold as is, inventory is negotiable.

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PROPERTY DETAILS					
Exterior	OutsideFeatures	ParkingGarage	OtherRooms		
Concrete	Storage Building	11 Or More Spaces	Office Space Avail		
	Sign		Retail Store		
	Fence		Public Restroom		

InteriorFeatures Heating Cooling HotWater 220 Volt Electricity Gas Propane Other (See Remarks) Electric Living Space Available Space/Wall/Floor

Water

Storage

Sewer City

Ask for Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: Is@bergerrealty.com

