

# Berger Realty

Since 1920



Berger Realty, Inc  
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540 Route 47 S.  
Green Creek, NJ 08204

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.

## PROPERTY DETAILS

Exterior Concrete	OutsideFeatures Storage Building Sign Fence	ParkingGarage 11 Or More Spaces	OtherRooms Office Space Avail Retail Store Public Restroom
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InteriorFeatures 220 Volt Electricity Living Space Available Storage	Heating Gas Propane Space/Wall/Floor	Cooling Other (See Remarks)	HotWater Electric
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Water Well	Sewer City
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Ask for Ludwik Samselski  
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