

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



540 Route 47 S
Green Creek, NJ 08204

Asking \$589,000.00



COMMENTS

Exceptional opportunity to own a versatile mixed-use building featuring street-level retail and spacious residential apartment above. Perfect for investors, owner-operators or entrepreneurs seeking visibility and strong rental potential. The property is currently used for Cape Camping and RV Center. Business is not for sale. **RETAIL SPACE-** (Ground Floor) Excellent exposure on a busy, high-visibility road. Large display windows. Approximately 1,500 sf featuring retail space, office, storage, breakroom and 2 half bathrooms. **DOUBLE BAY GARAGE-** (Adjacent Building) Currently used as a Tire Center offering approximately 1,000 sf. Additional outside space with enclosed fencing, storage area and shed. **RESIDENTIAL SPACE -** (Upper Level) Spacious 3 bedroom 2 bathroom apartment. Approximately 1,500 sf of living space. Opportunity for owner occupancy or additional rental income. **PARKING -** Ample on-site parking (up to 24 car parking). Easy ingress/egress from main road. **ADDITIONAL HIGHLIGHTS-** 250 Frontage by 120 Depth lot, city water at the street ready to connect, city sewer connected to retail space currently. 2 additional sheds on property for storage. Inventory is negotiable, property being sold as is.

PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Other Rooms
Brick Face	Restrooms	11 Or More Spaces	Office Space Avail
	Storage Building	Paved	Retail Store
	Sign	Assigned Parking	Public Restroom
		Other (See Remarks)	



Ask for Christopher Malinowski
Berger Realty Inc.
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: cma@bergerrealty.com

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