

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 Matthew Bader  
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