

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@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	OutsideFeatures	ParkingGarage	OtherRooms
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 Patricia (Trish) Spengler  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Email to: pjs@bergerrealty.com

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