

# Berger Realty

Since 1928



Ocean 17  
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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	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)	



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