

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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**6754 WASHINGTON**  
**Egg Harbor Township, NJ 08234**

**Asking \$1,800,000.00**



## COMMENTS

LOCATION JUST AT THE FOOT OF THE PARKWAY AND THE ATLANTIC CITY EXPRESSWAY 4.27 ACRES 15000SQ FT OF WAREHOUSE ONE SIDE RENTED TO HIDDEN SANDS BREWING THE OTHER IS OCCUPIED BY OWNER. THE BUILDING IS POWERED BY SOLAR WHICH CAN EITHER BE PURCHASED OR OWNER CAN BE THE POWER PROVIDER . 3000+SQ FT OFFICE HAS ALL UPDATED HEATING AND COOLING UNITS TOP OF THE LINE WITH ANTI VIRUS ON HVAC THE REAR OF THE BUILDING HAS A CHARGING STATION FOR ANY ELECTRIC CARS OR TRUCKS ADDITIONAL 4+ ACRES CAN BE PURCHASED

## PROPERTY DETAILS

Exterior See Remarks	OutsideFeatures Security Light/System Sign	ParkingGarage 11 or More Spaces	InteriorFeatures 220 Volt Electricity Restroom Security System Smoke/Fire Alarm Three Phase Electric
Basement Slab	Heating Gas-Natural Space/Wall/Floor	Cooling Central	HotWater Gas



Ask for Bader - Collins Associates  
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