

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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3133 Fire  
Egg Harbor Township, NJ 08234

Asking \$4,000,000.00



#### COMMENTS

At the heart of any commercial venture is a professional space, something that speaks to success and professionalism. Something with all the amenities so employees can do their best work in a space that they truly enjoy coming to every day. That's what this office building has to offer. It's got everything you need for your business- from scalable conference rooms with state-of-the-art technology, private offices large enough for team collaboration, and a complete CAT 5 cabling system (totaling around 25 miles) throughout the building which will help ensure seamless connectivity. The building is backed up by a diesel powered generator, and all lighting has been converted to LED. The pride in ownership is shown throughout this single tenant building. This building can remain for single tenant use or be divided into multiple units with its 112 parking spaces, multiple server rooms, and 19 HVAC units. It is currently available for sale or for lease.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	InteriorFeatures	Heating
Security Light/System	Off Street	Handicap Features	Forced Air
	Other (See Remarks)		Gas-Natural
	Paved		
Cooling	HotWater	Water	Sewer
Control	Gas	Public	Public Sewer



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