

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



2501 Fernwood Ave  
Egg Harbor Township, NJ 08234

Asking \$319,900.00



#### COMMENTS

FERNWOOD COMMERCIAL PARK - BUILDING #3: ONLY 2 UNITS LEFT! Estimated delivery on June 1, 2025. The proposed BUILDING #3 at the FERNWOOD COMMERCIAL PARK. This building will be comprised of (8) individual Commercial Condominium Units of 2,100' each. Unlike the first two buildings that were built in block, this building will be built in steel as its main structure. The passage doors, overhead doors, windows, awnings, gutters, offices, floors, hvac, insulation and exterior trim and stucco facade will mirror the first two buildings. All approvals, utilities, and site work are in place. The current prints from buildings #1 and #2 show the actual building sizes, layouts, etc. and are available for Agents to obtain in the Associated Documents.

#### PROPERTY DETAILS

Exterior Aluminum	ParkingGarage 1 to 5 Spaces	InteriorFeatures Restroom	Basement Slab
Heating Gas-Natural	HotWater Gas	Water Public	Sewer Public Sewer



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: tph@bergerrealty.com

