

# Berger Realty

Since 1928



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2501 Fernwood Ave  
Egg Harbor Township, NJ 08234

Asking \$319,900.00



#### COMMENTS

FERNWOOD COMMERCIAL PARK - BUILDING #3: ONLY 1 UNIT LEFT! Estimated delivery on September 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 and wood frame 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<br>Aluminum   | ParkingGarage<br>1 to 5 Spaces | InteriorFeatures<br>Restroom | Basement<br>Slab      |
| Heating<br>Gas-Natural | HotWater<br>Gas                | Water<br>Public              | Sewer<br>Public Sewer |

