

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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3022 Hingston  
Egg Harbor Township, NJ 08234

Asking \$3,300,000.00



## COMMENTS

PRICE REDUCED - Former Tilton Fitness Building for sale or lease. Tremendous location, close to major roads, commercial businesses, residential housing and apartments. Building is approx 30,000 sq ft, has 2 floors and 2 swimming pools, one in door and one out. PO zone allows a wide range of office uses or open another gym. Hardly any properties in the area have the option with 2 pools. Property has 143 parking spaces CAFRA jurisdiction.

## PROPERTY DETAILS

Exterior Masonry	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures Fire Sprinkler System Restroom Storage	Basement 6 Ft. or More Head Room Finished Full
Heating Gas-Natural	Cooling Central	Water Public	Sewer Public Sewer



Ask for David P. Hadtke,  
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