

# Berger Realty

Since 1928



Berger Realty, Inc.  
 3160 Asbury Avenue  
 Ocean City, NJ 08226  
 1-877-237-4371 / 609-399-0076  
 info@bergerrealty.com



3007 Ocean Heights Avenue  
 Egg Harbor Township, NJ 08234

Asking \$2,295,000.00



### COMMENTS

Discover an unbeatable investment opportunity in EHT & Atlantic County, with high car counts! This property is strategically located near a major lighted intersection, offers convenience and visibility. With full occupancy and a diverse mix of tenants, with national brands close by, it promises stable returns. Perfect for investors and potential owner-occupants alike, in an established growing community ripe with potential. Join this thriving commercial landscape today!

### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	Basement
Frame/Wood	See Remarks	Off Street Paved	Slab
Heating	Cooling	Water	Sewer
Forced Air	Central	Public	Public Sewer



Ask for Ken Sedberry  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: kas@bergerrealty.com  
<http://www.buytheshore.com>

