

# Berger Realty

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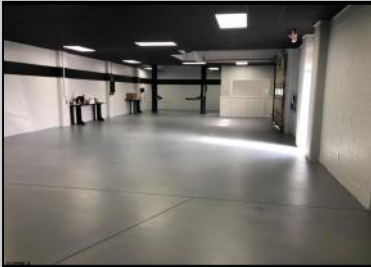


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Ocean City, NJ 08226  
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1635 Albany Ave  
Atlantic City, NJ 08401

Asking \$799,000.00



## COMMENTS

Great Highway location in Atlantic City with 25,000 average vehicles per day. Highway commercial zoning which opens the uses to almost any commercial use. Auto related, sales, shop, detailing, medical, office, warehousing, retail, restaurant and bar. Building has an open lay out for the most part for easy fit out with parking for over 35 vehicles. Also available for lease at \$5000 per month in separate listing. Easy to show.

## PROPERTY DETAILS

|                             |                               |                                    |  |
|-----------------------------|-------------------------------|------------------------------------|--|
| Exterior<br>Block<br>Stucco | OutsideFeatures<br>Truck Door | ParkingGarage<br>11 or More Spaces | InteriorFeatures<br>220 Volt Electricity<br>Hydraulic Lift<br>Restroom |
| Basement<br>Slab            | Heating<br>Gas-Natural        | Cooling<br>Wall Units              | HotWater<br>Electric   |



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