



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



Asking \$1,475,000.00



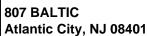














## COMMENTS

ON THE CORNER OF A MAJOR THOROUGHFARE COMING INTO THE CITY IS A 15,000 SQ FT OF WAREHOUSE WHICH HAS BEEN FITTED OUT AS A MIXED COMMERCIAL USE ONE SECTION OF THE WAREHOUSE IS USED FOR AN AXE THROWING VENUE THE OTHER 2 PARTS CRAFTED BEERS AND SPIRITS. 3500 SQ FT IS USED FOR STORAGE BUT IS READY TO BE FITTED OUT FOR WHAT USE THAT CONFORMS. STOP BY TAKE TOUR OF THE CRAFTED BEER OR AROUND THE BACK TAKE TOUR OF CRAFTED SPIRITS AND WHISKEYS. THEIR IS EXTRA LOTS TO EXPAND FOR PARKING OR BUIDING. IF YOU MOVE QUICK WE CAN INCLUDED ALMOST AN ENTIRE CITY BLOCK WHICH HAS A 12 UNIT BUILDING DUPLEX TRIPLEX FOR \$2,375,000 ONLY ONE LOT MISSING TO HAVE ENTIRE BLOCK. ONE OF THE SELLERS HOLDS A NEW JERSEY REAL ESTATE LICENSE. JUST A FACT SELLING WARHOUSE LESS THAN \$100 A SQUARE FT U CAN'T BUILD FOR THAT

## PROPERTY DETAILS

Exterior OutsideFeatures ParkingGarage 11 or More Spaces Stucco Fence Security Light/System

InteriorFeatures 220 Volt Electricity Restroom Security System





Heating Cooling Forced Air Central GaAsktfoalLureen "Lani" Calcara Berger Realty Inc Sey 60 Asbury Avenue, Ocean City Public Sewer 399-0076

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HotWater Gas