

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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**807 BALTIC**  
**Atlantic City, NJ 08401**

**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	InteriorFeatures
Stucco	Fence	11 or More Spaces	220 Volt Electricity
	Security Light/System		Restroom
			Security System

## Basement



Heating  
Forced Air  
Gas  
Cooling  
Central  
HotWater  
Gas  
Asker for Lureen "Lani" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
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