

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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901-911 Main  
Pleasantville, NJ 08232

Asking \$851,000.00



#### COMMENTS

This property consists of 4 shops, a warehouse with office, a 2-level apartment (upstairs: 1 bedroom & bath, downstairs has 2 bedrooms & bath, with separate electric). Seller has already approvals for a laundromat: 60 washers & 70 dryers with 21 parking spaces on Main Avenue and another 6 parking spots on the Delilah Road side. Main building has approximately 5400 sq ft and 3000 sq ft for the warehouse. Seller has installed a new 3 phase electrical outlets. Lots of business possibilities in this highly visible location for enterprising business man! Call for appointment now. Selling "as-is" Release and hold Harmless available in Docs prior showing is required. Also available for rent (separate units). Call for more rental details.

#### PROPERTY DETAILS

Ask for Donna M. Drohan  
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Call: 609-391-1330  
Email to: dmd@bergerrealty.com

