

# Berger Realty

Since 1920



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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100 Ark Rd  
Mount Laurel Township, NJ 08054

Asking \$1,900,000.00



## COMMENTS

Thriving Hardware and Garden Supply Business. Excellent location for Landscaping Business. Many Possible Uses For This Two Story Commercial Building With Several Accessory Buildings, Basement Storage And Huge Second Floor Apartment-Possibly Two Apartments. Located On Very busy intersection. 1.38 Acres At SW Corner Of Ark Road And Marine Hwy, Across From Dunkin Donuts. Close To Rt 38, 295. Neighborhood Commercial And Residential. Plenty Of Off Street Parking. Apartment Above Can Be Owner Occupied. Well Established Business for over 40 Years And Still Growing. Owner will consider managing business for up to 1 year after sale. Zoning Is Industry Dist. Other Uses Include Offices, Convenience Stores, Daycare/Preschool, Landscaping, Medical, Retail, Restaurants, Banks. Flexible seller.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Fence	6 to 10 Spaces	Restroom
Frame/Wood	Security Light/System	Off Street	Smoke/Fire Alarm
	Sign		Storage
	Storage Building		
Basement	Heating	Cooling	HotWater
Full	Forced Air	Central	Electric
	Oil		



Ask for Yvonne Kuhn  
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