

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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511 White Horse Pike  
Hammonton, NJ 08037


Asking \$698,000.00



## COMMENTS

A \$100k Price drop!! Owner is motivated to sell. A Whopping 7.22 acres of prime location on Rt 30, is indeed rare in the Blueberry Town of Hammonton. So here is your opportunity to own this gem. Previously use as a "Used car Dealership". Your possibilities of restructuring are endless for a new Commercial entity. Attention Builders!! Possible subdivide for single family homes. Road frontage on White horse pike is 303 ft. But backs up to 198 ft of road frontage on Main Road. Which is a residential neighborhood. Previous owner has meticulously upgraded the main building. Including the plumbing, HVAC, roof, siding, soffit, large kitchen, and full-sized bathrooms, back in 2016. Upstairs, has large offices and another bathroom. Basement is great for storing documents and can be usable space. There is a handicap ramp at the backside of the main building. A large, detached garage has electricity. And great for auto detailing and repairs. 40 plus cars-cleared lot for parking. Public water is currently available. A septic system is onsite. There is no further knowledge on this system. Current owner has no knowledge of the condition of the property. All information and usage must be obtained by the buyer, prior to settlement. To be sold strictly in "as is" condition. Showings, by appointment only through listing agent. Must allow 24/48 hour notice. Listing agent reserves the right to request for proof of funds and/or a prequalification letter from a lending institution, prior to any showings.

## PROPERTY DETAILS

|   |   |                              |   |
|---|---|------------------------------|---|
| Exterior<br>Brick   | ParkingGarage<br>11 or More Spaces<br>Paved | InteriorFeatures<br>Restroom | Basement<br>6 Ft. or More Head<br>Room<br>Full<br>Partial                             |
|  | Ask for Leon Grisbaum                       |                              |   |
|   | Berger Realty Inc                           |                              |   |
|   | 3160 Asbury Avenue, Ocean City              |                              |   |
|   | Water<br>Public                             | Call: 609-399-0076           | Sewer<br>Private  |
|   | Email to:                                   |                              |   |
|   |   |                              |  |