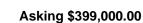




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com

















## 736-738 4th Galloway Township, NJ 08205



## **COMMENTS**

Property has been approved use for a restaurant and approvals for a second building 1800SF on the corner of 4th & east Oakbourne Ave .New curbs, sidewalks blacktop and lighting have been installed The building is gutted and ready for your fit out . Serviced by public water ,sewer and gas See plans in additional docs. Second floor can be used for storage or office. BE ADVISED THAT GALLOWAY TWP. HAS A 5 YEAR TAX ABATEMENT PROGRAM FOR IMPROVEMENTS TO THE PROPERTY. check with GT for more info. OWNER WILL HOLD PAPER TQB

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Exterior	OutsideFeatures	ParkingGarage	
Block	Sign	11 or More Spa	
Brick	-	Off Street	

InteriorFeatures 220 Volt Electricity naces

Other (See Remarks)

Basement Water Sewer Public Slab **Public Sewer** Well



Ask for Joe Young Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jty@bergerrealty.com

