

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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2703 Fire Rd  
Egg Harbor Township, NJ 08234

Asking \$1,795,000.00

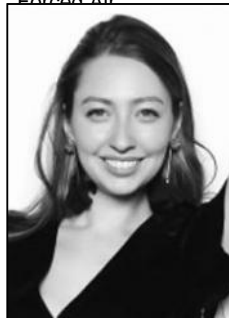


## COMMENTS

Two Separate Buildings Offering Office and Warehouse Solutions: Building #1: Fronting Fire Road, this fully finished office building spans approximately 2,200 sq. ft., including a basement for additional storage or utility space. Building #2: Located behind the office building, this expansive 5,000+ sq. ft. warehouse features four overhead doors for easy access and operations. It includes an additional 500+ sq. ft. of finished office space, creating a perfect separation between administrative and warehouse functions. Prime Location: Situated on a high-traffic corner at Fire & Doughty Roads, this property offers exceptional visibility and accessibility. Conveniently located near major roadways, it's ideal for service or supply businesses seeking a strategic hub for both administrative and operational needs. Whether you're expanding your business or seeking a well-equipped location, this property delivers unmatched flexibility and convenience.

## PROPERTY DETAILS

Exterior See Remarks	OutsideFeatures Sign Truck Door	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures Restroom
Heating Forced Air	Cooling Central Wall Units	HotWater Electric	Water Public



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