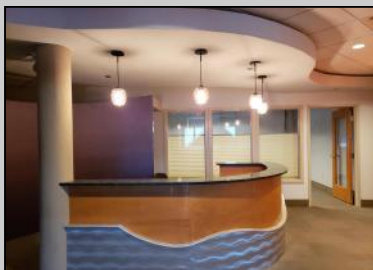


Berger Realty

Since 1920



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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6727 Delilah
Egg Harbor Township, NJ 08234

Asking \$1,495,000.00



COMMENTS

Great Location!! Directly between Atlantic City and the AC International Airport - William Hughes FAA Technical Center and the National Aerospace Research Technology Park. Incredibly convenient access to Garden State Parkway, AC Expressway and other major arteries. The entire building is nearly 18,100 sqft - the first floor is 100% leased & the second floor offers 5,152 rsf and 4,007 rsf vacancies for a buyer/landlord/tenant use or rental.

PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Basement
Brick	Off Street	Elevator Pass	Slab
Masonry	Other (See Remarks)	Fire Sprinkler System	
		Restroom	
		Smoke/Fire Alarm	
Heating	Cooling	Water	Sewer
Electric	Central	Public	Public Sewer
Forced Air			



Ask for Frank Shoemaker
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