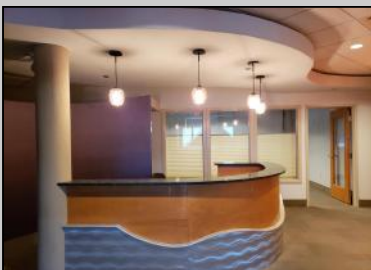


Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
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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 Brick Masonry	ParkingGarage Off Street Other (See Remarks)	InteriorFeatures Elevator Pass Fire Sprinkler System Restroom Smoke/Fire Alarm	Basement Slab
Heating Electric Forced Air	Cooling Central	Water Public	Sewer Public Sewer



Ask for John Tonkinson
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jtn@bergerrealty.com

