

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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**6812 BROWN STREET**  
**Port Norris, NJ 08349**

**Asking \$1,995,000.00**



## COMMENTS

50,000 SQ FT IS AVAILABLE IMMEDIATELY FOR SALE. LOCATED ON 8.67 ACRES. 3 BUILDINGS: 1. 22,800 SQ FT 3 STORY FRONT BUILDING. 2. 4,680 SIDE BUILDING. 3. 22,500 SQ FT REAR BUILDING. GREAT FOR OFFICES, RETAIL, SCHOOL, PROFESSIONAL, WAREHOUSE, STORAGE FACILITY, FITNESS CENTER, DAY CARE FACILITY AND MUCH MORE! PARKING FOR 100+ CARS. AVAILABLE IMMEDIATELY.

## PROPERTY DETAILS

|                        |  |   |   |
|------------------------|--|---|---|
| Exterior<br>Brick      | OutsideFeatures<br>Recreation Facilities<br>Storage Building | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>220 Volt Electricity<br>440 Volt Electricity<br>Fire Sprinkler System<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage |
| Heating<br>Gas-Natural | Cooling<br>Central   | HotWater<br>Gas   | Water<br>Public   |



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