

# Berger Realty

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



**22 Green**  
**Pilesgrove Township, NJ 08098**

**Asking \$409,900.00**



SJSRMLS

## COMMENTS

Welcome to 22 Green Street Pilesgrove, NJ. This 4,800 sq. ft. commercial/retail space duplex is situated perfectly at the intersection of SH#40 and Green street, which offers high visibility to highway traffic. This property has been the home of an ice cream parlor, antique store, and pet grooming business. There is approximately 8+ off street parking spaces in front of the building for downstairs customers and 1-2 side private off street parking space for the upstairs residential tenant. This property is minutes away from historic downtown Woodstown, the Cowtown Rodeo, flea markets, the Delaware Memorial Bridge, and the Salem County Fair Grounds. The potential for business at this location is limitless. The downstairs space is complete with a full bathroom, 2 large offices spaces with an open floor plan which can be suitable for a business or office, along with an expansive 1,200 sq. ft. of clean, dry storage space in the basement, ready to adapt to your business needs.

## PROPERTY DETAILS

|                 |                  |                         |                                 |
|-----------------|------------------|-------------------------|---------------------------------|
| OutsideFeatures | ParkingGarage    | Basement                | Heating                         |
| Porch           | None             | 6 Ft. or More Head Room | Electric Forced Air Gas-Natural |
| Cooling         | HotWater         | Water                   | Sewer                           |
| Central         | Gas Tankless-gas | Well                    | Septic                          |



Ask for Veronica "Ronni" Vetro  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: vrv@bergerrealty.com

