

# Berger Realty

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Berger Realty, Inc  
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**2588 TILTON ROAD**  
**Egg Harbor Township, NJ 08234**

**Asking \$595,000.00**



## COMMENTS

Great location at the corner of Tilton Rd and Van Mar Ave. The property includes one commercial building with two commercial spaces, making it perfect for investment and starting a new business. Currently, it houses one convenience store (2000 Sf) and one vacant space (1500 Sf) that could serve as an office, restaurant, store, hair or nail salon. The location is adjacent to the busy Tilton and Garden Apartments, enhancing its appeal. All in one package: Building and convenience store, except inventory. sales as is condition. EZ to show. The show time must be after 11 am.

## PROPERTY DETAILS

|          |                |                  |              |
|----------|----------------|------------------|--------------|
| Exterior | ParkingGarage  | InteriorFeatures | Heating      |
| Block    | 6 to 10 Spaces | Display Windows  | Forced Air   |
| Masonry  |                | Restroom         | Gas-Natural  |
|          |                | Storage          |              |
| Cooling  | HotWater       | Water            | Sewer        |
| Central  | Gas            | Public           | Public Sewer |



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