

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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527 Jimmie Leeds  
Galloway Township, NJ 08205

Asking \$625,000.00



## COMMENTS

LOCATED IN PRESTIGIOUS ABSECON HIGHLANDS. THIS RARE OPPORTUNITY IS NOW AVAILABLE. SO MANY USES FOR THIS PARCELL. ALL IN 1.4 acres of PRIME REAL ESTATE, WAREHOUSE BUILDING. OFF STREET PARKING. NOTHING COMPARES. 250-foot frontage JUST MINUTES TO THE PARKWAY, BEACHES AND BOARDWALK. THE WAREHOUSE IS READY FOR A NEW BUSINESS VENTURE. NEW ROOF WITHIN THE PAST 5 YEARS. THE HOME OFFERS 4 BEDROOMS 2 AND A HALF BATHS, 2052 SQUARE FEET ZONED R/C.PLEASE DO NOT GO UNACCOMPANIED TO PROPERTY. 24 HOUR NOTICE REQUIRED Warehouse is rented by a long term tenant at \$1700.00 Per month. They would like to stay. State is paying the house rental at \$2200.00. Building is right next door to the new ShopRite.

## PROPERTY DETAILS

|            |                   |                        |              |
|------------|-------------------|------------------------|--------------|
| Exterior   | ParkingGarage     | InteriorFeatures       | Basement     |
| Block      | 11 or More Spaces | Living Space Available | Crawl Space  |
| Brick      |                   | Restroom               |              |
| Frame/Wood |                   | Smoke/Fire Alarm       |              |
|            |                   | Storage                |              |
| Heating    | HotWater          | Water                  | Sewer        |
| Forced Air | Gas               | Public                 | Public Sewer |



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