

# Berger Realty

Since 1920



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



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



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

