

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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203 POMONA  
Galloway Township, NJ 08205

Asking \$1,800,000.00



## COMMENTS

ITS YOUR OWN 20 ACRE LAKE WITH 5000 SQ FT GARAGE AND STORAGE SHEDS THE PROPERTY IS PRESENTLY BEING USED AS A LIGHT INDUSTRIAL MULCH FACILITY. ONE OF FEW PLACES IN SOUTH JERSEY LICENSED TO DO SO. THIS PROPERTY IS GREAT FOR LANDSCAPING BUSINESS OR EQUIPMENT ,FLEET STORAGE OF VEHICLES THE OWNER HAS A LOT BEING SOLD SEPARATE ON 3 ACRES WITH SEPTIC ALREADY INSTALLED AND READY TO BUILD YOUR HOME FOR ADDITIONAL PRICE, ITS ONLY THE PROPERTY BEING SOLD BUT THE OWNER WILL WORK WITH BUYER ON THE OPERATIONS OF THE MULCH IF NECESSARY

## PROPERTY DETAILS

|                |                                                        |                                    |                                          |
|----------------|--------------------------------------------------------|------------------------------------|------------------------------------------|
| Exterior Block | OutsideFeatures<br>Security Light/System<br>Truck Door | ParkingGarage<br>11 or More Spaces | InteriorFeatures<br>220 Volt Electricity |
| Basement Slab  | Heating<br>Gas-Natural<br>Space/Wall/Floor             | Cooling<br>Wall Units              | HotWater<br>Gas                          |
| Water          | Sewer<br>Septic                                        |                                    |                                          |



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