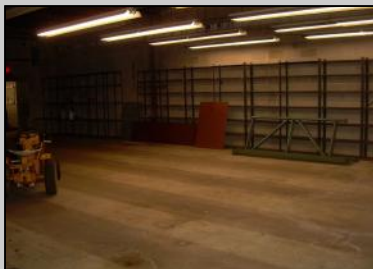


Berger Realty

Since 1928



Berger Realty, Inc.
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1289 DELSEA
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Asking \$1,750,000.00



COMMENTS

BEST LOCATION ON DELSEA DRIVE FOR YOUR BUSINESS, PRESENT SET UP, 8 BAY AUTO REPAIR SHOP WITH 12 FOOT OVER HEAD DOORS. AND ATTACHED 40 X171 WAREHOUSE WITH REAR 10 FOOT OVER HEAD DOOR, WITH A SECTION OF THE SPACE SET UP AS SHOW ROOM AND STORE FRONT. THERE A SECOND FLOOR OFFICE AND BATH. 3 PHASE ELECT. LED SITE LIGHTING AROUND PROPERTY, THIS PROPERTY HAS MANY USES AS ZONED B-2 AND UEZ ZONED. CLEAN ENVIRONMENTAL REPORT ON FILE. ON SITE STORM DRAIN SYSTEM CONNECTED TO CITY SYSTEM, AND VERY HANDY ACCESS ROAD TO WALNUT ROAD FOR EASY LARGE TRUCK DELIVERIES.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Loading Dock	11 or More Spaces	Display Windows
Masonry	Security Light/System	Off Street	Restroom
	See Remarks	Paved	Security System
	Truck Door		Smoke/Fire Alarm
			Storage
			Three Phase Electric

Heating	Cooling	HotWater	Water
Forced Air	Central	Gas	Public



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