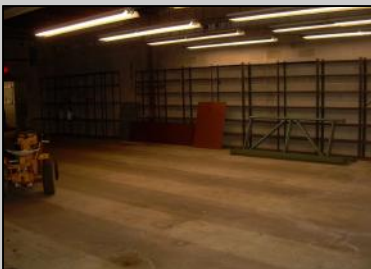


Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
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1289 DELSEA
Vineland, NJ 08360

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 Block Masonry	OutsideFeatures Loading Dock Security Light/System See Remarks Truck Door	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures Display Windows Restroom Security System Smoke/Fire Alarm Storage Three Phase Electric
Heating Forced Air	Cooling Central	HotWater Gas	Water Public



Ask for Michael Moss
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