



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





Asking \$1,750,000.00

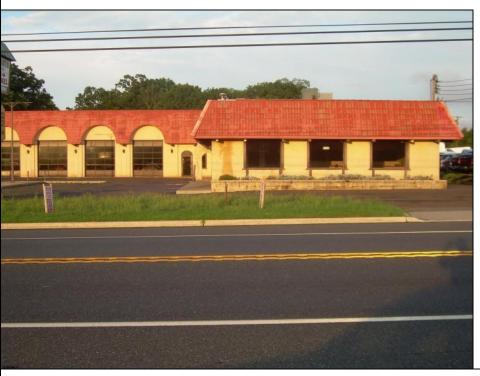












## COMMENTS

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 Block Loading Dock Security Light/System Masonry See Remarks

Cooling

Central

Paved Truck Door

11 or More Spaces Off Street

ParkingGarage

Display Windows Restroom Security System Smoke/Fire Alarm Storage

InteriorFeatures

Three Phase Electric

Water

Public

Heating



Ask for Thomas Byrne Berger Realty Inc 3160 Asbury Avenue, Ocean City

HotWater

Gas

Call: 609-399-0076

Email to: tfb@bergerrealty.com

