

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**2501 Fernwood Ave  
Egg Harbor Township, NJ 08234**

**Asking \$337,500.00**



## COMMENTS

FERNWOOD COMMERCIAL PARK - BUILDING #13. This unit is very well-built inside, featuring a separate room previously used by the business, distinctive vinyl plank flooring, and a spacious restroom. The storage area is equipped with a security system featuring multiple cameras, which will be included with the new owner. The passage doors and overhead doors offer an excellent opportunity for small business owners to enter and park larger vehicles inside the unit. Additionally, there is a separate office with vinyl floors that can be used for various purposes. The property has electric wall units for air conditioning and a large electric heater in the main storage area. It is located in a prime location off BHP, close to the PARKWAY and the expressway. This condo is ideal for contractors, distributors, FAA Tech Center companies, and others. The condo fee is \$182,00 per month and is paid through the end of the year by the seller. Condo fees cover trash/recycle removal, snow removal, landscaping, and street light maintenance. The property is easy to show, with a lockbox on the front door knob.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Aluminum	Security Light/System	1 to 5 Spaces	Restroom
	Storage Building		Security System
			Smoke/Fire Alarm
			Storage



Cooling  
Ask for Ildar Baygaldin  
Electric  
Berger Realty Inc  
Water Units  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: ieb@bergerrealty.com

HotWater  
Public

Water  
Public

