

# Berger Realty

Since 1928



Berger Realty, Inc.  
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2501 Fernwood Ave  
Egg Harbor Township, NJ 08234

Asking \$339,000.00



#### 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<br>Storage Building | 1 to 5 Spaces | Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage |



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