

# Berger Realty

Since 1928



Berger Realty, Inc.  
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2155 Ocean Heights Ave  
Egg Harbor Township, NJ 08234

Asking \$595,000.00



## COMMENTS

Exceptional Opportunity – Prime Commercial Property in CB Zone. Don't miss your chance to own this highly visible property situated in the heart of the CB (Central Business) zone. Located on a heavily traveled community road that connects key population centers and business districts, this location offers outstanding exposure and accessibility. Previously approved and operated as a fully licensed day care center, the facility remains equipped and ready to reopen. This turnkey setup is ideal for childcare providers looking to launch or expand operations. Beyond day care use, the property is well-suited for a variety of business ventures, including contractor facilities, professional or medical offices, and other commercial enterprises seeking a strategic location. Included in the price are two adjoining vacant parcels, offering excellent potential for expansion, development, or additional parking. Whether you're an investor or business owner, this property offers flexibility, visibility, and room to grow.

## PROPERTY DETAILS

|                    |                       |                   |                  |
|--------------------|-----------------------|-------------------|------------------|
| Exterior           | OutsideFeatures       | ParkingGarage     | InteriorFeatures |
| Block              | Fence                 | 11 or More Spaces | Restroom         |
| Masonry            | Recreation Facilities | Paved             | Smoke/Fire Alarm |
|                    | Sign                  |                   | Storage          |
| Basement           | Heating               | Cooling           | Water            |
| 6 Ft. or More Head | Forced Air            | Central           | Public           |
|                    | Gas-Natural           | Multi-Zoned       |                  |
|                    | Multizone             |                   |                  |



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