

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



435 OAKSHADE ROAD  
Shamong Township, NJ 08088

Asking \$579,000.00



SJSRMLS

## COMMENTS

GREAT LOCATION FOR RETAIL OR RESTAURANT ON 1.6 ACRES WITH 20 PARKING SPACES WITH LAND FOR EXPANSION. PREVIOUSLY OPERATED AS A DAY CARE CENTER BUT EASY CONVERT TO RETAIL OR RESTAURANT.

## PROPERTY DETAILS

|                        |                                                     |                                    |                                         |
|------------------------|-----------------------------------------------------|------------------------------------|-----------------------------------------|
| Exterior<br>Vinyl      | OutsideFeatures<br>Sign                             | ParkingGarage<br>11 or More Spaces | InteriorFeatures<br>Restroom<br>Storage |
| Basement<br>Unfinished | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned | Cooling<br>Central<br>Multi-Zoned  | HotWater<br>Gas                         |
| Water<br>Well          | Sewer<br>Septic                                     |                                    |                                         |



Ask for Monica Raab  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [msr@bergerrealty.com](mailto:msr@bergerrealty.com)

