

# Berger Realty

Since 1928



Berger Realty, Inc.  
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643 Zion Rd  
Egg Harbor Township, NJ 08234

Asking \$499,900.00



## COMMENTS

Prime real estate for entrepreneurs seeking a turnkey operation with solid financial history. Ample parking and convenient access at traffic light make this property ideal for attracting local and commuter traffic alike. The 1700+/- SF building offers spacious layout for seasonal displays and workshop area. There is plenty of off-street paved parking and a partially fenced yard for seasonal plants and lawn decorations. With strong community presence and an established client base, this location offers the flexibility to tailor the business to your vision—whether maintaining its legacy as a thriving garden center, launching a boutique florist, or exploring new concepts. Don't miss the chance to own a cornerstone of the neighborhood with endless growth potential. (Real estate and business are included but name is not transferrable) (LB must accompany - please do not go to property without LB)

## PROPERTY DETAILS

|                        |                                                                     |                                      |                                                                        |
|------------------------|---------------------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------|
| Exterior<br>Frame/Wood | OutsideFeatures<br>Fence<br>See Remarks<br>Sign<br>Storage Building | ParkingGarage<br>Off Street<br>Paved | InteriorFeatures<br>Display Windows<br>Other (See Remarks)<br>Restroom |
| Heating<br>Forced Air  | Cooling<br>Window Units                                             | Water<br>Public                      | Sewer<br>Public Sewer                                                  |



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