

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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1100 Duerer  
Egg Harbor City, NJ 08215

Asking \$125,000.00



## COMMENTS

The property is a pre existing non-conforming use building in a Residential R-11 Zone. The property was previously used as a small engine repair shop. According to the Zoning Officer, if a new business wanted to occupy it would need to be a similar type of business (personal service establishment) otherwise it would need a use variance. The building is aprox 4800 Sq Ft and in need of repairs and being Sold in AS IS Condition. Well built building with 3 steel beams. Buyers shall be responsible for all inspections, repairs or certifications needed to close at their expense. Buyer to pay NJ State Transfer tax and full cost of settlement room fee. The property is in the process of having soil remediation completed by a certified company. This will be completed prior to closing and paid by the sellers. A copy of the proposal is in associated docs. The property was acquired by foreclosure in 2023 and the sellers only have limited information, Buyers shall be responsible for their own due diligence and investigation on the property. Cash offers only. Please submit a offer to purchase or letter of intent with proof of funds. If accepted have the buyers attorney prepare the contact of sale

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Basement
Block	6 to 10 Spaces	Restroom	Slab
Frame/Wood	Off Street		
Vinyl	Paved		



Cooling  
Ask for Sheilah Berman  
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HotWater  
Electric

Water  
Public

