

# Berger Realty

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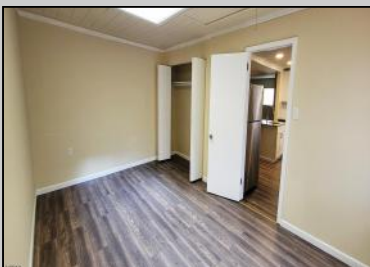


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Ocean City, NJ 08226  
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909 White Horse Pike  
Egg Harbor City, NJ 08215

Asking \$399,000.00

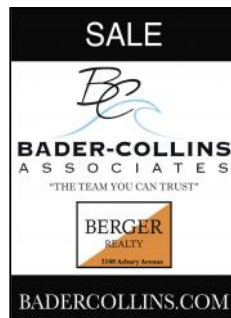


## COMMENTS

Hey there! Check out this awesome property—it's zoned HC-2, so you've got tons of options for commercial stuff like a barber shop, beauty salon, dry cleaners, or gift shop, but right now, it's my cozy home. This place is huge, over 2,000 sq ft, with a super open floor plan. The kitchen's all white, sleek, and modern with granite countertops, a handy center island, gas stove, microwave, dishwasher, and garbage disposal—perfect for whipping up meals or entertaining. You've got three bedrooms and two full baths on the first floor, plus another 500+ sq ft upstairs with tons of storage for all your stuff. There's even a basement for whatever you dream up! It's on a killer corner lot with 150' frontage on White Horse Pike and 180' on Grube—two lots combined into one sweet setup. The garage is a solid 17' x 21', big enough for a car and then some, with plenty of parking for a home business if that's your vibe. Runs on gas heat, central air, city sewer, and I just got city water hooked up (but kept the well for extra uses). All the paperwork—property disclosure, survey, lead paint addendum, and HC-1/HC-2 zoning details—is ready to go in the docs. This place is the best of both worlds: live comfortably or turn it into your business dream spot!

## PROPERTY DETAILS

|            |                  |               |                      |
|------------|------------------|---------------|----------------------|
| Exterior   | OutsideFeatures  | ParkingGarage | InteriorFeatures     |
| Frame/Wood | Restrooms        | 1 to 5 Spaces | 220 Volt Electricity |
|            | Storage Building | Off Street    | Restroom             |
|            |                  | Paved         | Smoke/Fire Alarm     |



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