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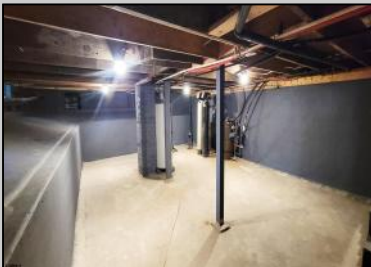
Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

info@bergerrealty.com



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,. This place is huge, over 2,000 sq ft, with a super open floor plan, 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. *Property located in Galloway - Egg Harbor City address.*

PROPERTY DETAILS

Exterior Frame/Wood	OutsideFeatures Restrooms Storage Building	ParkingGarage 1 to 5 Spaces Off Street Paved	InteriorFeatures 220 Volt Electricity Restroom Smoke/Fire Alarm
Basement Partial	Heating Forced Air Gas-Natural	Cooling Central	HotWater Gas



Ask for Mark Kolmer
Sewer
Public
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: mkj@bergerrealty.com

