

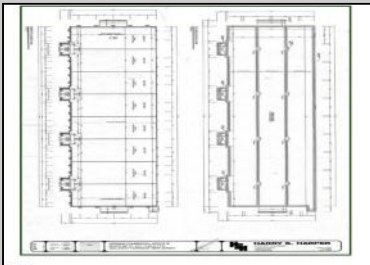
# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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236 Jimmie Leeds  
Galloway Township, NJ 08205

Asking \$1,510,000.00



## COMMENTS

1 floor office / professional building. 10,330+/- sf. Currently occupied by 1 tenant (leaving) but easily demised to multiple units (up to 8 for added leasing flexibility). Tenant will be vacating. Fully finished interior. Signage on main road. Parking on-site for 50+/- cars. Near Galloway town center with CVS, TD Bank, NEW Starbucks, City Hall. Down the street from Atlanticare Regional Medical Center and Stockton University. Direct access to Garden State Parkway. Rare opportunity to buy a 10,000+ sf single floor professional office building. Own you own building and lease out balance for added income and investment potential.

## PROPERTY DETAILS

Exterior	ParkingGarage	Basement	Sewer
Vinyl	11 or More Spaces	Slab	Public Sewer
	Off Street		
	Paved		



Ask for Monica Raab  
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