

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
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212 Harding
Landisville, NJ 08326

Asking \$450,000.00



COMMENTS

After 58 years of proudly serving the community, this long-standing garage on Harding Highway is ready for its next chapter. Set along one of South Jersey's busiest corridors, the property offers outstanding visibility to daily commuters and shore traffic, making it ideal for automotive, mechanical, or other service-based operations. The 4,000 sq ft building features eight functional bays, four oversized 12'x12' overhead doors, and 14-foot ceilings with 10 inches of insulation for comfort and efficiency. A 200-amp, 3-phase, 220 V electrical service supports heavy-duty equipment, while bright halogen lighting and gas hanging heaters ensure a well-lit, climate-controlled workspace. Two vehicle lifts and an air compressor are included, along with a full camera system for added security. Outside, there's parking for more than 50 vehicles across front and rear lots, plus a fenced backyard with gated Delaware Avenue access, perfect for storage or towing operations. An adjacent vacant lot on Route 40 is also included, offering prime potential for expansion, display space, or future development. The versatile layout allows an owner-operator to use the entire facility or lease one side for additional income. Conveniently situated about 9 miles from Route 55 and close to local schools and shopping, this location provides easy access to Routes 322 and 54 and serves as a natural hub for both local and regional traffic. With its robust infrastructure, ample parking, and unmatched exposure along Route 40, 212 S Harding Highway represents a rare opportunity for continued garage use or a wide range of commercial applications, all in a location built for visibility and growth.

PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating
11 Off-Street	220 Volt Electricity	Gas-Natural
Paved	Security System	
	Three Phase Electric	
	3160 Asbury Avenue, Ocean City	
	Call: 609-399-0076	
Sewer	Email: doa@bergerrealty.com	
Public		



Ask for Donna Adams

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