

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



1100 Duerer, Egg Harbor City, NJ, 08215

Price \$125,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 0       |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1954    |
| Type         |         |
| Block Number | 534     |
| Listing #    | 599567  |
| Taxes        | 5607.00 |

## 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...*

## PROPERTY FEATURES

|                                          |                                                        |                              |                  |
|------------------------------------------|--------------------------------------------------------|------------------------------|------------------|
| Exterior<br>Block<br>Frame/Wood<br>Vinyl | ParkingGarage<br>6 to 10 Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Restroom | Basement<br>Slab |
| Heating<br>Forced Air<br>Gas-Natural     | Cooling<br>Central                                     | HotWater<br>Electric         | Water<br>Public  |
| Sewer<br>Public Sewer                    |                                                        |                              |                  |

## CONTACT



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-545-0757  
Email to: ls@bergerrealty.com

Scan to see Property page.



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