

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



235 96th  
Stone Harbor, NJ 08247

Asking \$1,175,000.00



## COMMENTS

Great opportunity to own one of the most prime commercial real estate locations in Stone Harbor. The walk by traffic in this location is overwhelming. Expand your existing business, start your own new business or just purchase this as a high quality commercial investment. This unit has tiled floors over concrete with wall paper on the walls. Currently, the shop is set up with storage and a powder room in rear of the unit. Rental incomes in the area can be over \$60.00 per square foot. Act now and be ready for the upcoming season. Opportunities like this are hard to find in the downtown district of Stone Harbor.

## PROPERTY DETAILS

Exterior Brick Face	OtherRooms Retail Store	InteriorFeatures Restroom Storage	Heating Gas Natural Forced Air
Cooling Central Conditioning	HotWater Air Electric	Water City	Sewer City



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

