



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



Ask for Lauren Greiner  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: lmg@bergerrealty.com

