

# Berger Realty

Since 1928



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



1021-1025-1029 47  
Rio Grande, NJ 08242

Asking \$1,299,900.00



#### COMMENTS

Attention all investors. This large parcel of land has finally hit the market. 360 Feet of frontage on Route 47 south. It is zoned town Business. At this present time there are 3 rental properties. 1029 is a duplex which rents for a total of 3540 per month. 1025 is a single family and rents for 2000 per month and 1021 is on the corner and rents for 1550 a month. A total of 6115 per month. Owner is selling all 3 together and does not want to sell individually. Surveys and zoning documents are in the associate docs. B. Permitted uses:(1) Retail sales. (2)Service uses (3) Restaurants, with the exception of drive-throughs in the Cape May Court House Overlay Zone. (4) Professional offices. (5) Banks and similar financial institutions.(6) Business offices. (7) Health care facilities and services. (8) Bed-and-breakfasts. (9) Studios. (10) Recreational, cultural and entertainment facilities (11) Automobile, camper, and boat sales, except in the Cape May Court House Overlay Zone. (12) Apartment(s) above a permitted commercial use, with a maximum of two units and a maximum floor area of 2,000 square feet per unit.(13) Care facilities.

#### PROPERTY DETAILS



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: tph@bergerrealty.com

