

# Berger Realty

Since 1928



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



**742 Seashore**  
**Cold Spring, NJ 08204**

**Asking \$999,000.00**



## COMMENTS

Unique Opportunity near Historic Cold Spring Village, just minutes outside of Cape May. An attractive 2 story building with a very flexible local approval to be used as a commercial building on both levels, or just on the first floor with a residence above. Currently the long time home of TreeHouse Antiques, this very cool building at 742 Seashore Road was reportedly built circa 1904 for a doctor, who lived on the second floor and had offices on the first floor. Over the years it has been a carriage house, day care center, pottery studio and, now for the past twenty five years, an antique store. The gardens, with a pond, have been used as a garden shop extension to the antique store. Over the course of the building's history, the second floor has often been used as a residence. There is a separate entrance to the second floor with a large sun deck, as well as an interior staircase. Presently, the entire space on both floors is being used for commercial purposes. Attached in Associated Docs is a copy of the local approval for this flexible use. Situated in a very visible location on Seashore Road (at the intersection with Cox Lane) close to Historic Cold Spring Village. The close to a half acre property contains a very large stone parking lot along with a large sign for the business. A lot of beautiful, mature landscaping enhances the appearance of this impressive, well maintained building. TreeHouse Antiques is still operating in the property. Please make an appointment to see this unique and flexible listing.

## PROPERTY DETAILS

Heating  
Gas Natural  
Forced Air

Cooling  
Central  
Cooling

HotWater  
Air Electric

Water  
Well

Sewer  
Septic

Asking Donna M. Drohan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: dmd@bergerrealty.com

