

# Berger Realty

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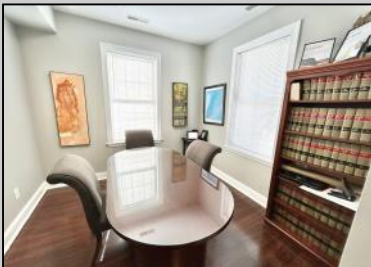
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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1252 Route 109  
Lower Township, NJ 08204

Asking \$1,195,000.00



## COMMENTS

3 office commercial spaces with 3 bedrooms 2 baths 2nd and 3rd-floor rental space. Buy as commercial space, or the owner will apply for a change of use for fully residential. High visibility and fantastic views. It is located across from the water and surrounded by a desirable and expanding marina district. The building is free-standing but part of a two-building association. The three offices, reception area, powder room, and recreation space are rented month to month. The 3-bedroom, 2-bath area has a fantastic rental history. Use as it is or use the space to meet your needs. There are seven parking spots. The property offers flexibility. Use the apartment or office space and rent the other half or combine for singular use. Over the Cape May bridge with full access to the island. Take a look today!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood/Frame	Sign	6 To 10 Spaces	Office Space Avail
			Public Restroom
InteriorFeatures	Heating	Cooling	HotWater
Restroom	Gas Natural	Central	Air Gas
Smoke/Fire Alarm	Multi-Zoned	Conditioning	
		Multi-Zoned	



Sewer  
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