

Berger Realty

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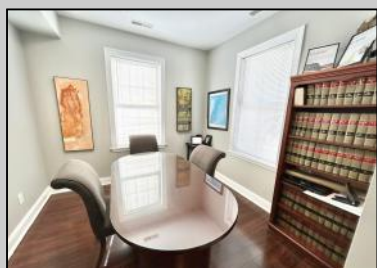


Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



1252 Route 109
Lower Township, NJ 08204

Asking \$1,095,000.00



COMMENTS

Detached stand-alone building part of a 2-building condo association. It is located across from the water and surrounded by a desirable and expanding marina district. Currently, a mixed-use space with three offices, a reception area, a powder room, and a recreation space is rented month to month. The 3-bedroom, 2-bath area is rented for 2025. Use it all as residential or use the space to meet your needs. There are seven parking spots. With up to 5/6 bedrooms, the property offers flexibility. Use the apartment or office space and rent the other half, or combine as just a single family. Over the Cape May Bridge with full access to the island. \$25,000 credit towards new roof and updates. Take a look today!

PROPERTY DETAILS

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



Sewer
City
Ask for Dawn Scarlata
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: dns@bergerrealty.com

