

# Berger Realty

Since 1920



Berger Realty, Inc.  
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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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