

Berger Realty

Since 1928



Berger Realty, Inc.
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Ocean City, NJ 08226
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1252 Route 109
Lower Township, NJ 08204

Asking \$1,145,000.00



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 | 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 | |



Water
City
Ask for J.K. Hepner, III
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