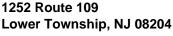




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300







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

Multi-Zoned

Exterior Wood/Frame	OutsideFeatures Sign	ParkingGarage 6 To 10 Spaces	OtherRooms Office Space Avail Public Restroom

 InteriorFeatures
 Heating
 Cooling
 HotWater

 Restroom
 Gas Natural
 Central
 Air Gas

 Smoke/Fire Alarm
 Multi-Zoned
 Conditioning



Sewer
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