

Berger Realty

Since 1920



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	



Sewer
City
Ask for Tom Melchionni
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