



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



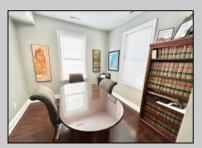


1252 Route 109 Lower Township, NJ 08204

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
Berger Realty Inc
3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: tom@bergerrealty.com

