Berger Realty
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REALTOR

108 Mechanic
Cape May Court House, NJ 08210

Asking $525,000.00

COMMENTS

Located in the heart of Cape May Court House, this exceptional mixed-use property offers the perfect combination of established commercial space and a private residential apartment. Whether you\'re an investor seeking reliable income or a professional in search of a work-live setup, this property presents a rare and valuable opportunity. The first floor is currently home to a well-established doctor's office. It features several exam rooms, a welcoming reception area, a comfortable waiting room, a kitchenette with a small dining nook, and additional utility features to support daily operations. In the rear, you'll find twelve private parking spaces—an asset for both clients and tenants. A full basement adds generous storage or potential expansion space. Upstairs, a spacious two-bedroom residential apartment with a private entrance offers comfort and character. The step-down living room adds architectural interest, and the kitchen, updated within the last several years, provides functional style. The apartment also includes access to its own attic, providing additional storage or future potential. Currently rented, this unit generates immediate income along with the commercial space. Both the commercial and residential portions of the property are fully leased, delivering consistent cash flow from day one. With its prime central location, functional layout, and income-producing potential, this property is an outstanding investment in one of Cape May County's most desirable areas. Don't miss your chance to own this unique and flexible property. Schedule your private showing today and explore all that it has to offer.

PROPERTY DETAILS

OtherRooms	InteriorFeatures	Heating
OfficeSpace Availble	Dining Space Available	Gas Natural
Laundry Room	Restroom	Forced Air
HotWater		Water
Gas		City

Ask for Rodman Pierce
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