

# Berger Realty

Since 1928



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

Asking \$1,195,000.00



## 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 has a fantastic rental history. 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. Take a look today!

## PROPERTY DETAILS

Unit	Features	Parking	Garage	Other	Rooms	Appliances	Included
	Hardwood Floors	Assigned Parking	Stone Driveway		Living Room	Range	
					Kitchen	Microwave Oven	
					Dining Area	Refrigerator	
						Washer	
						Dryer	
						Dishwasher	
						Stainless	Steel
						Appliance	



Heating Gas  
Cooling Central Air  
Ask for Cassidy Fletcher  
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