

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

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 that is rented month to month \$3400 per month. The 3-bedroom, 2-bath area is rented weekly for the summer of 2025 @\$33,000 plus fall reservations to come. 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

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



Ask for Mark Kolm
Berger Realty Inc.
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: mkj@bergerrealty.com
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