

# Berger Realty

Since 1928



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 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

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Hardwood Floors	Assigned Parking	Living Room	Range
	Stone Driveway	Kitchen	Microwave Oven
		Dining Area	Refrigerator
			Washer
			Dryer
			Dishwasher
			Stainless Steel
			Appliance



Ask for Michael Moring  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mvm@bergerrealty.com  
Sewer City

HotWater  
Gas

