



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

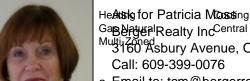
UnitFeatures ParkingGarage Assigned Parking Hardwood Floors

OtherRooms Living Room Stone Driveway Kitchen Dining Area

AppliancesIncluded Range Microwave Oven Refrigerator Washer Dryer

Dishwasher Stainless Appliance

Steel



Gas Pateral Realty Inc Central Air Multi-Zoned 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Se@mail to: tcm@bergerrealty.com City

HotWater Gas

