

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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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	Stone Driveway		Living Room Kitchen Dining Area	Range Microwave Oven Refrigerator Washer Dryer Dishwasher Stainless Steel Appliance	



Ask for Phillip Bell  
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Seaside City

Hot Water  
Gas

