

# Berger Realty

Since 1920



Berger Realty, Inc.  
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1252 Route 109  
Lower Township, NJ 08204

Asking \$1,095,000.00



## 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<br>Kitchen<br>Dining Area | Range<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Stainless Steel<br>Appliance |          |



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