

# Berger Realty

Since 1928



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**506 Broadway  
West Cape May, NJ 08204**

**Asking \$1,384,000.00**



## COMMENTS

Excellent opportunity to acquire a property in the West Cape May Commercial-1 Zoning District. There is an extensive list of permitted uses in this zone including, but not limited to, mixed use along with single and two-unit dwellings. This is your chance to purchase a property located 5 minutes from the Cape May beaches, fine restaurants, shopping, camping, fishing, swimming, nature trails, etc. There have been retail businesses at this location from 1910 until present. This high traffic corner location on the main road to the ocean has off-street parking and high visibility. With approximately 1900 square feet of space on the 1st floor and a residence on levels two (1600) and three (640) As per the Seller\* SHOWINGS BY APPOINTMENT ONLY AFTER 3 PM. Sold "AS IS"

## PROPERTY DETAILS

|                 |               |             |          |
|-----------------|---------------|-------------|----------|
| OutsideFeatures | ParkingGarage | OtherRooms  | Heating  |
| Sidewalks       | Parking Pad   | Living Room | Electric |
|                 |               | Dining Room |          |
|                 |               | Kitchen     |          |
| Cooling         | HotWater      | Water       | Sewer    |
| Window          | Air Electric  | City        | City     |
| Conditioning    |               |             |          |



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