



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



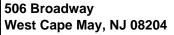












Asking \$1,384,000.00



## 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\"

30IU \ A3 I3\				
PROPERTY DETAILS				
OutsideFeatures Sidewalks	ParkingGarage Parking Pad	OtherRooms Living Room Dining Room Kitchen	Heating Electric	
Cooling Window Conditioning	HotWater Air Electric	Water City	Sewer City	
	1			



Ask for Dori Adams Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: doa@bergerrealty.com

