

# Berger Realty

Since 1928



Berger Realty, Inc  
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106 Main  
Cape May Court House, NJ 08210

Asking \$419,900.00



## COMMENTS

Prime HIGH VISIBILITY Office Space for Sale on High-Traffic Route 9 in the Commercial District of Cape May Court House, NJ; INCLUDES Rear LOT with Development Potential Excellent opportunity to own a highly visible office building located on Route 9/ Main Street with consistent foot and vehicle traffic, ideal for a business seeking exposure or an investor looking to expand. This well-maintained commercial property features a professional office setup, ample natural light, and flexible interior space suitable for a variety of uses. Included in the sale is a sizable rear lot with separate access, offering exciting development potential for additional commercial parking expansion, or a mixed-use project (subject to zoning approval). Zoned for two 2000 sq. ft. above office apartments Whether you're looking to grow your business footprint or capitalize on future development, this property offers exceptional value in a thriving area. Don't miss this rare opportunity to secure a property with both immediate functionality and long-term upside.

## PROPERTY DETAILS

ParkingGarage  
6 To 10 Spaces

Heating  
Gas Natural

Cooling  
Central  
Conditioning

Water  
Air City

Sewer  
City



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