



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$499,900.00

info@bergerrealty.com















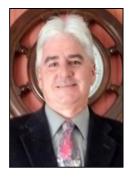
## **COMMENTS**

Prime 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 or residential improvement, parking expansion, or a mixed-use project (subject to zoning approval). 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 Heating Cooling Water 6 To 10 Spaces Gas Natural Central Air City Conditioning

Sewer City



Ask for John Tonkinson
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jtn@bergerrealty.com

