

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



38 Route 47 S  
Cape May Court House, NJ 08210

Asking \$624,777.00



## COMMENTS

Amazing Opportunity to own a Beautiful Mixed Use building Nestled on a 3 acre lot. This property has so much to offer. Previously a Veterinary Building with Offices, Kennels etc. PLUS a 3 Bedroom Expansive Rancher. This Facility is clean and ready for immediate occupancy as both the Commercial and residential are vacant. There is a Solar Panel field which pays for your Residential electric with annual rebate of approx. \$500. There is 12 car parking for the Commercial Property with an additional Driveway and Garage for the beautiful Single Family Home. Perfect for Businesses looking for the exposure on Route 47. This Road Sees lines of traffic hitting the Southern shore points every year. This property is perfect for so many uses. Please check with middle Township in Regard to allowed use. Home Built around 1970 and Commercial in 1990

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Other (See Remarks)	Solar Panels-Leased	11 Or More Spaces Off Street Paved	Office Space Avail Utility Room

InteriorFeatures	Heating	Cooling	HotWater
Restroom	Gas Natural	Central	Air Gas
Smoke/Fire Alarm	Forced Air Multi-Zoned	Conditioning	



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: pjb@bergerrealty.com

