

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 | Office Space Avail |
|                     |                     | Off Street        | Utility Room       |
|                     |                     | Paved             |                    |

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



Ask for Yvonne Kuhn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ymk@bergerrealty.com

