

# Berger Realty

Since 1920



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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**4003 Route 9  
Rio Grande, NJ 08242**

**Asking \$899,000.00**



## COMMENTS

Prime Location to showcase your business. Unique opportunity to own premier commercial property in the heart of bustling town center district on 1.35 Acres. Existing home solidly constructed cinder block from basement to roof. Oversized two car garage provides abundant storage/workspace making it ideal for a variety of uses. This is an opportunity to purchase a income producing investment with great visibility and versatility. Town Center zoning promotes a mixed use for commercial. Call for your appointment. Easy to Show.

## PROPERTY DETAILS

|   |                                     |  |                                  |
|---|-------------------------------------|--|----------------------------------|
| Exterior<br>Block<br>Concrete                         | OutsideFeatures<br>Storage Building | ParkingGarage<br>11 Or More Spaces<br>Off Street | OtherRooms<br>Office Space Avail |
| InteriorFeatures<br>Living Space Available<br>Storage | Heating<br>Gas Natural              | Cooling<br>Ceiling Fan                           | HotWater<br>Gas                  |
| Water<br>City   | Sewer<br>City                       |  |                                  |



Ask for Troy Eggie  
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