

# Berger Realty

Since 1920



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1228 Route 109  
Lower Township, NJ 08204

Asking \$4,250,000.00



## COMMENTS

1228 Route 109 'On the Way to Cape May' after the big bridge sits Schellenger's Landing of Lower Township. Quaint area recently updated with red brick sidewalks and pedestrian cross walks. Located in the Marina District where SJ Marina is directly across the street, hosting some of the biggest fishing tournaments. At the end of the street is the Cape May Whale Watch. Surrounded by the most popular restaurants the Lobster House with the Raw Bar & Schooner, Lucky Bones and Mayer's Tavern known for their scallops fresh off the boats. The Marina District is seeing lots of brand new development with townhouses in the 1.5 to 3.5m range. The building is over 6,000+ sq. ft. With plenty of off-street parking, along with the driveway behind the building that stretches from 1st Ave. to 2nd Ave. The property has been many things in history: A hosiery factory, a machine shop, a dry dock boat repair, a marine supply business with a grocery & sandwich take-out. The Antique shop has been a great tenant for the past 30+ years with over 70 vendors. There is a 2nd floor over part of the building that supplies a small kitchen, bath and office area.

## PROPERTY DETAILS

|                  |                                    |                                    |                          |
|------------------|------------------------------------|------------------------------------|--------------------------|
| Exterior         | OutsideFeatures                    | ParkingGarage                      | OtherRooms               |
| Block            | Restrooms<br>Sign                  | 11 Or More Spaces<br>Off Street    | Office Space Avail       |
| InteriorFeatures | Heating<br>Gas Natural<br>Flooring | Cooling<br>Central<br>Conditioning | HotWater<br>Air Electric |



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