

# Berger Realty

Since 1928



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2004 Bayshore  
Villas, NJ 08251

Asking \$1,075,000.00



## COMMERCIAL 6-UNIT PROPERTY



2004 BAYSHORE RD. VILLAS, NJ

### COMMENTS

Mixed-Use Commercial Complex on the Mainland not far from Cape May & the Wildwoods. Situated on just under 1 acre, this is a Fully Leased - Nicely Updated - Low Maintenance - Income Producer. The complex includes two updated buildings with six units total: a 2,500 sq. ft. medical office in the front and three 1,000 sq. ft. commercial suites set back a bit but still facing main road, currently leased to a chiropractor, real estate office, and linen company. Upstairs are two second-floor units—a fully renovated one-bedroom apartment and a modern private office suite. All units are separately metered and wheelchair accessible where applicable on ground floor units. Recent upgrades include expanded paved parking (34 spaces), new vinyl siding in 2023, enhanced/back-lit signage, and legal use expansion to five commercial units and one residential. Tenants have expressed interest in remaining, while upcoming lease expirations offer flexibility for an owner-user. Excellent visibility along the Bayshore corridor in the southern end of Villas, which offers increased traffic flow. Seller financing may be considered for qualified buyers.

### PROPERTY DETAILS

|                     |                 |                   |                    |
|---------------------|-----------------|-------------------|--------------------|
| Exterior            | OutsideFeatures | ParkingGarage     | OtherRooms         |
| Other (See Remarks) | Sign            | 11 Or More Spaces | Office Space Avail |
|                     |                 | Off Street        |                    |
|                     |                 | Paved             |                    |



Heating Gas Ask for Evelyn "Brie" Schweibin  
Cooling Electric  
Water Air Well  
Conditioning  
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