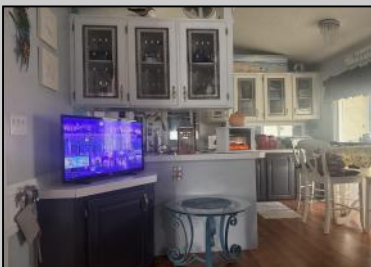


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



709 Route 9 S  
Lower Township, NJ 08204

Asking \$58,000.00



## COMMENTS

Welcome to this 1 Bedroom/1 Bath Mobile Home Located in the Seasonal Resort, Cape Island. This mobile home has been well maintained with new carpeting in the Florida Room and a freshly painted deck. There is a split system for A/C and the mobile home is being offered partially furnished. The season at Cape Island is from May 1st-October 31st. You can enjoy two pools, basketball courts, tennis courts and volleyball courts. There is a clubhouse and laundry facilities. The fee for 2026 lot rent is \$10,700 and includes trash, water, and sewer. Owners must pay for cable and electric. New buyers must submit an application to Cape Island prior to purchase.

## PROPERTY DETAILS

|                                                                                                                                               |                                                                          |                                   |                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                                                             | OutsideFeatures<br>Deck                                                  | ParkingGarage<br>1 Car            | OtherRooms<br>Living Room<br>Kitchen<br>Eat-In-Kitchen<br>Florida Room |
| InteriorFeatures<br>Fireplace - Electric                                                                                                      | AppliancesIncluded<br>Range<br>Oven<br>Refrigerator<br>Stove Natural Gas | AlsoIncluded<br>Partial Furniture | Heating<br>Electric                                                    |
| Ask for Margarita Kobilianets<br>Berger Realty Inc.<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: mak@bergerrealty.com |                                                                          |                                   |                                                                        |

