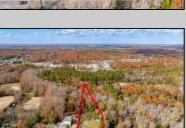




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



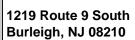
















COMMENTS

1219 Route 9 South - Cape May Court House, NJ Offered As-Is - Prime Commercial Opportunity Endless possibilities await with this unique property situated on over 81,000 square feet of land in the Town Business (TB) zone. Ideal for a commercial venture with living quarters or staff housing, this site offers flexibility and strong visibility along Route 9 South. The existing structure includes 3 bedrooms, 1.5 baths, a living room, and kitchen, and attached but separate mixed-use location in Cape May Court House.

storage building providing immediate functionality for storage, office use, or employee accommodations. Lot shape is irregular, allowing for creative redevelopment or expansion opportunities. Whether you're looking to establish a new business, add staff housing, or reimagine the space entirely—this property provides a rare chance to invest in a high-exposure, **PROPERTY DETAILS** Exterior OutsideFeatures ParkingGarage OtherRooms

Stone Driveway

See Remarks

InteriorFeatures

Vinyl



AppliancesIncluded AlsoIncluded Range **Shades** Oven Blinds ReAiskracor George Cash

Porch

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Email to: gbc@bergerrealty.com

Basement Slab

Living Room

Laundry/Utility Room See Remarks

Kitchen