

# Berger Realty

Since 1928



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**23-27 Mays Landing Road  
Somers Point, NJ 08244**

**Asking \$2,695,000.00**



## COMMENTS

FANTASTIC INVESTMENT OPPORTUNITY - 3 Commercial properties for sale FULLY LEASED out to working businesses, including a large parking lot. GREAT RENTAL INCOME with over \$300,000 of rental income per year and to increase. This sale is for the land and buildings - businesses not included. Over 2.5 acres of land acres located in the federally approved OPPORTUNITY ZONE in a highly desirable area with high visibility, traffic volume, and easy access from local, county, and state roads. 10 rental units all leased, plenty of exterior parking, and approx. 900 contiguous feet of road frontage. Commercial spaces are currently used for retail, office/professional, and warehouse space and are a total of over 35,000 sq ft. Lease information available to interested qualified buyers. Properties being sold are 23 Mays Landing Road, 25 Mays Landing Road, & 27 Mays Landing Road. All rental properties with possibility of development. Total land area over 2.5 acres for all contiguous properties. Located in the Opportunity Zone - <https://nj.gov/governor/njopportunityzones/>

## PROPERTY DETAILS

|                             |                                                     |                                                           |                                                              |
|-----------------------------|-----------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|
| Exterior<br>Stucco<br>Vinyl | OutsideFeatures<br>Loading Dock<br>Storage Building | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Handicap Features<br>Restroom<br>Storage |
|-----------------------------|-----------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|

Cooling



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