

**110 Maryland Ave  
Somers Point, NJ 08244**

**Asking \$1,999,999.00**



#### COMMENTS

Endless Possibilities Await in This Exceptional 3-Story Building This versatile 3-story building, located in the heart of the Historic Village Waterfront Zone, is serviced by an interior elevator with a lock-out option for the second and third floors. It also features 6-foot-wide interior staircases for easy access between levels. The property includes 16 parking spaces plus 1 designated handicap space, and the building is equipped with a fire sprinkler system and alarm system for enhanced safety and peace of mind. Situated in a zone that allows general business, professional offices, and residential use, this property offers incredible flexibility for various uses and configurations.

**First Floor – Commercial Space** The first floor, previously used as a doctor's office, is ideally suited for commercial use. It includes eight rooms/offices, two and a half bathrooms, and is handicap accessible. Outdoor decks overlook the serene meadows to the east, creating a peaceful environment for clients or staff.

**Second Floor – Office or Residential** The second floor, also formerly a medical office, can continue as professional office space or be easily converted into a residential unit. It features six rooms/offices, a reception area or living room with a gas fireplace, a general office space (which can be transformed into a kitchen), and three and a half bathrooms. A wrap-around deck provides stunning views of the meadows and the skylines of Atlantic City and Downbeach.

**Third Floor – Renovated Residential Retreat** The third floor is the showpiece of the property, boasting a beautifully renovated living space. It includes a primary suite, a second bedroom with loft offering flexible sleeping arrangements, and a spacious open-concept kitchen and living area with a gas fireplace—perfect for entertaining. The wrap-around decks offer breathtaking views of sunrises, back bays, and marshland wildlife.

**A Rare Investment or Lifestyle Opportunity** Whether you're seeking a mixed-use property for work and living, or looking to maximize your investment through a condo conversion, this building presents endless opportunities. Use one floor for business, and another as your coastal retreat in one of New Jersey's most beloved shore towns. Opportunities are limitless in this 3-Story Building serviced by an Interior Elevator with Lock-Out option for 2nd and 3rd Floors. There are 6' wide interior stairs and the site offers 16 Parking Spaces plus 1 Handicap Space. The building is sprinklered for added Fire Protection and also has an Alarm System. The property sits in the Historic Village Waterfront Zone which permits the General Business and Professional Offices as well as Residential. This unique property offers Commercial Use on the 1st Floor, (former doctor's office), with 8 Rooms/Offices plus 2-1/2 Baths. This unit offers Handicap Accessible plus outside decks overlooking the meadows to the east. The 2nd Floor can either be used as an Office, (formerly a doctor's office), or converted to Residential Use. There are 6 Rooms/Offices, a Reception Area/living Room with Gas Fireplace, General Office Area, (can easily be converted into a Kitchen), plus 3-1/2 Baths. The wrap around deck offers views of surrounding Meadows and Atlantic City and Downbeach skylines. The 3rd Floor is the

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



crown jewel of this property. This floor has been renovated and offers a Primary Suite, plus another Bedroom with a loft that offers many possibilities for sleeping arrangements. The open concept of the Kitchen and Living Room with it's Gas Fireplace affords the ultimate entertaining space. This combined with the wrap around decks offer spectacular views of unbelievable Sunrises, Back Bays and Waterfowl in the Marshland. Whether you choose to have a place to call home and work, or want to maximize your investment by a Condo Conversion of the 3 Floors and use one floor for either Business or your home away from home at one of the best Shore Towns in New Jersey

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Basement	Heating
Bay View	Attached Garage	Slab	Forced Air
Curbs	One Car		Gas-Natural
Deck			
Handicap Access			
Sidewalks			
Sprinkler System			
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Central			
Electric			



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: mow@bergerrealty.com

