

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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419 Bethel  
Somers Point, NJ 08244

Asking \$449,900.00



## COMMENTS

Prime Commercial Opportunity in High-Traffic Location! Positioned in one of the area's most sought-after corridors, this exceptional commercial property offers outstanding visibility and convenience — just minutes from major highways, top shopping centers, and established medical facilities. Whether you're looking to open your own professional practice, launch a new office, invest, or do a combination of both, this property provides the flexibility and potential you've been searching for. Currently fully occupied by solid tenants, this building delivers immediate income with the added advantage of new leases coming due within the year, allowing for potential rent adjustments or reconfiguration to suit your vision. The property's high exposure, easy accessibility, and strong surrounding demographics make it a rare find. Don't miss out on owning a versatile, high-demand asset in a location that supports success and long-term growth!

## PROPERTY DETAILS

|            |                   |             |         |
|------------|-------------------|-------------|---------|
| Exterior   | ParkingGarage     | Heating     | Cooling |
| Frame/Wood | 11 or More Spaces | Gas-Natural | Central |
| Vinyl      |                   |             |         |



Ask for Evelyn "Evie" Schweibinz  
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