

# Berger Realty

Since 1928



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



16-20 Roosevelt Blvd  
Marmora, NJ 08223

Asking \$889,900.00



## COMMENTS

Amazing opportunity to grow your business with 2 detached buildings sitting on a huge 155' x 185' lot. Your business will experience fantastic exposure and visibility being located on one of the primary arteries in and out of Ocean City with North & South Parkway entrances/exits just a few hundred yards away. Building A features approximately 2194 sq. ft. plus many interior and exterior upgrades and improvements. Recently operated as a state of the art health & wellness center; it's now vacant and ready for your business to move in. Building B offers approximately 1624 sq. ft. and is currently leased to help you cover expenses. Call for lease details. Wide range of permitted zoning uses. Dream big and make your appointment to see it today.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Sign	ParkingGarage 11 or More Spaces Paved	InteriorFeatures Restroom
Basement Crawl Space Partial	Heating Baseboard Forced Air Hot Water Oil	Cooling Central	Water Public



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bav@bergerrealty.com

