

# Berger Realty

Since 1928



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



1228 Route 109  
Cape May, NJ 08204

Asking \$4,250,000.00



## COMMENTS

1228 Route 109 'On the Way to Cape May' after the big bridge sits Schellengers Landing of Lower Township. Quaint area recently updated with red brick sidewalks and pedestrian cross walks. Located in the Marina District where SJ Marina is directly across the street hosting some of the biggest fishing tournaments. At the end of the street is the Cape May Whale Watch. Surrounded by the most popular restaurants the Lobster House with the Raw Bar and Schooner, Lucky Bones, and Mayer's Tavern known for their scallops fresh off the boats. The Marina District is seeing lots of brand new development with townhouses in the 1.5 to 3.5m range. The building is over 6,000. sq. ft. With plenty of off street parking along with the driveway behind the building that stretches from 1st Ave. to 2nd Ave. The property has been many things in history: A hosiery factory, a machine shop, a dry dock boat repair, a marine supply business with a grocery and sandwich take out. The Antique shop has been a great tenant for the past 30+ years with over 70 vendors. There is a 2nd floor over part of the building that has a small office with kitchen and bath.

## PROPERTY DETAILS

|          |                 |                   |                      |
|----------|-----------------|-------------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage     | InteriorFeatures     |
| Block    | See Remarks     | 11 or More Spaces | 440 Volt Electricity |
| Masonry  |                 | Off Street        | Display Windows      |
|          |                 |                   | Smoke/Fire Alarm     |
|          |                 |                   | Storage              |



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

Water  
Public

