

# Berger Realty

Since 1926



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



1252 Route 109, Lower Township, NJ, 08204

Price \$1,195,000.00

## PROPERTY DETAILS

|              |                     |
|--------------|---------------------|
| Total Rooms  |                     |
| Bedrooms     | 0                   |
| Baths Full   |                     |
| Baths Half   |                     |
| Year Built   |                     |
| Type         | Office/Professional |
| Block Number | 765                 |
| Listing #    | 250781              |
| Taxes        | 8315.00             |

## COMMENTS

3 office commercial spaces with 3 bedrooms 2 baths 2nd and 3rd-floor rental space. Buy as commercial space, or the owner will apply for a change of use for fully residential. High visibility and fantastic views. It is located across from the water and surrounded by a desirable and expanding marina district. The building is free-standing but part of a two-building associat...

## PROPERTY FEATURES

|                  |                 |                          |                                       |
|------------------|-----------------|--------------------------|---------------------------------------|
| Exterior         | OutsideFeatures | ParkingGarage            | OtherRooms                            |
| Wood/Frame       | Sign            | 6 To 10 Spaces           | Office Space Avail<br>Public Restroom |
| InteriorFeatures | Heating         | Cooling                  | HotWater                              |
| Restroom         | Gas Natural     | Central Air Conditioning | Gas                                   |
| Smoke/Fire Alarm | Multi-Zoned     | Multi-Zoned              |                                       |
| Water            | Sewer           |                          |                                       |
| City             | City            |                          |                                       |

## CONTACT



Ask for Chris Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-7694  
Email to: caw@bergerrealty.com

Scan to see Property page.



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