

# 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 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 Frank Shoemaker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: fcs@bergerrealty.com

Scan to see Property page.



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