

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



1252 Route 109, Lower Township, NJ, 08204

Price \$1,145,000.00



## PROPERTY DETAILS

|              |           |
|--------------|-----------|
| Total Rooms  | 11        |
| Bedrooms     | 5         |
| Baths Full   | 2         |
| Baths Half   | 1         |
| Year Built   | 2001      |
| Type         | Townhouse |
| Block Number | 765       |
| Listing #    | 251131    |
| Taxes        | 8315.00   |

## COMMENTS

*Detached stand-alone building part of a 2-building condo association. It is located across from the water and surrounded by a desirable and expanding marina district. Currently, a mixed-use space with three offices, a reception area, a powder room, and a recreation space that is rented month to month \$3400 per month. The 3-bedroom, 2-bath area is rented weekly for the sum...*

## PROPERTY FEATURES

|                 |                  |             |                    |
|-----------------|------------------|-------------|--------------------|
| UnitFeatures    | ParkingGarage    | OtherRooms  | AppliancesIncluded |
| Hardwood Floors | Assigned Parking | Living Room | Range              |
|                 | Stone Driveway   | Kitchen     | Microwave Oven     |
|                 |                  | Dining Area | Refrigerator       |
|                 |                  |             | Washer             |
|                 |                  |             | Dryer              |
|                 |                  |             | Dishwasher         |
|                 |                  |             | Stainless Steel    |
|                 |                  |             | Appliance          |
| AlsoIncluded    | Heating          | Cooling     | HotWater           |
| Shades          | Gas Natural      | Central Air | Gas                |
| Blinds          | Multi-Zoned      |             |                    |
| Furniture       |                  |             |                    |
| Water           | Sewer            |             |                    |
| City            | City             |             |                    |

## CONTACT



Ask for Rodman Pierce  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-8862  
Email to: rpp@bergerrealty.com

Scan to see Property page.



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