

# Berger Realty

Since 1926



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



4003 Route 9, Rio Grande, NJ, 08242

Price \$899,000.00

## PROPERTY DETAILS

|              |                       |
|--------------|-----------------------|
| Total Rooms  | 0                     |
| Bedrooms     |                       |
| Baths Full   |                       |
| Baths Half   |                       |
| Year Built   | 1965                  |
| Type         | Commercial/Industrial |
| Block Number | 1450                  |
| Listing #    | 252402                |
| Taxes        | 4068.00               |

## COMMENTS

*Prime Location to showcase your business. Unique opportunity to own premier commercial property in the heart of bustling town center district on 1.35 Acres. Existing home solidly constructed cinder block from basement to roof. Oversized two car garage provides abundant storage/workspace making it ideal for a variety of uses. This is an opportunity to purchase a income prod...*

## PROPERTY FEATURES

|                                                       |                                     |                                                  |                                  |
|-------------------------------------------------------|-------------------------------------|--------------------------------------------------|----------------------------------|
| Exterior<br>Block<br>Concrete                         | OutsideFeatures<br>Storage Building | ParkingGarage<br>11 Or More Spaces<br>Off Street | OtherRooms<br>Office Space Avail |
| InteriorFeatures<br>Living Space Available<br>Storage | Heating<br>Gas Natural              | Cooling<br>Ceiling Fan                           | HotWater<br>Gas                  |
| Water<br>City                                         | Sewer<br>City                       |                                                  |                                  |

## CONTACT



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: bw@bergerrealty.com

Scan to see Property page.



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