



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



1228 Route 109, Lower Township, NJ, 08204

Price \$4,250,000.00



#### PROPERTY DETAILS

|              |                       |
|--------------|-----------------------|
| Total Rooms  |                       |
| Bedrooms     | 0                     |
| Baths Full   |                       |
| Baths Half   |                       |
| Year Built   | 1956                  |
| Type         | Commercial/Industrial |
| Block Number | 766                   |
| Listing #    | 252872                |
| Taxes        | 12471.00              |

#### COMMENTS

**1228 Route 109 'On the Way to Cape May' after the big bridge sits Schellenger's 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. ...**

#### PROPERTY FEATURES

|                                                                                                        |                                      |                                                  |                                  |
|--------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------|----------------------------------|
| Exterior<br>Block                                                                                      | OutsideFeatures<br>Restrooms<br>Sign | ParkingGarage<br>11 Or More Spaces<br>Off Street | OtherRooms<br>Office Space Avail |
| InteriorFeatures<br>440 Volt Electricity<br>Display Window<br>Smoke/Fire Alarm<br>Three Phase Electric | Heating<br>Gas Natural<br>Forced Air | Cooling<br>Central Air Conditioning              | HotWater<br>Electric             |
| Water<br>City                                                                                          | Sewer<br>City                        |                                                  |                                  |

#### CONTACT



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-8208  
Email to: tom@bergerrealty.com

Scan to see Property page.



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