

# Berger Realty

Since 1928



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



601 Route 9  
Cape May Court House, NJ 08210

Asking \$1,375,000.00



## COMMENTS

Available is a two-story multi-unit professional office building located in the heart of Cape May Court House. The "Jefferson Building" at Court House Commons is approximately 12,000 square feet and offers ample parking for customers and staff. The first floor is fully leased with Medical & Office Tenants and the second floor is currently used as Professional Office Suites. The building has 5 HVAC zones for AC & Gas Forced Air Heat as well as 5 gas & 5 electric meters for the leased space in addition to a 6th electric meter for the common spaces. The building is part of a 2 unit limited common element condominium. The building is being sold subject to existing leases.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	Heating
Brick Face	Sign	11 Or More Spaces	Gas Natural
Wood/Frame		Paved	Forced Air
			Multi-Zoned
Cooling	Water	Sewer	
Central	Air City	City	
Conditioning			
Multi-Zoned			



Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jmm@bergerrealty.com

