



3800 Route 9
 Rio Grande, NJ 08242

Asking \$849,999.00



COMMENTS

Prime Commercial Property with Exceptional Visibility on Route 9 Discover an outstanding opportunity with this expansive property boasting over 8000 square feet and a commanding 225 feet of frontage on the bustling Route 9, a major highway. The beautiful brick building, currently utilized as a church, presents a versatile space accommodating 250 practitioners in the main church, 100 in the chapel, and 60 in the auditorium/meeting hall equipped with a full kitchen. Additionally, the property includes a comfortable 3-bedroom, 2-bathroom residence. Key Features: Main Church: Capacity for 250 practitioners Chapel: Accommodates 100 individuals Auditorium/Meeting Hall: Seats 60, equipped with a full kitchen 3BR/2Bath Residence: Ideal for on-site living or additional use Strategic Location: Positioned in the business center of town, surrounded by major retailers including Walmart, Lowe's, Shoprite, Dunkin Donuts, Walgreen's, and county government offices Redevelopment Potential: Two buildings offer versatility for redevelopment or other group-oriented businesses such as day-care Land Development: Possibility for commercial/retail use with ample space for parking (75+ vehicles) Versatile Possibilities: With its proximity to prominent businesses and the potential for redevelopment, this property is an excellent opportunity for entrepreneurs looking to establish a new venture. The paved parking lot, capable of handling 75+ vehicles, adds to the convenience for various business operations. Explore the potential of this prime location, whether for continued use as a religious facility, conversion into a community center, or redevelopment for commercial and retail ventures. Don't miss the chance to be a part of the thriving business hub at the heart of town. Schedule a viewing, contact us today.



Ask for Marianne Johnson
 Berger Realty Inc.
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: maj@bergerrealty.com

Outside Features
 Sign
 Other (See Remarks)

ParkingGarage
 11 Or More Spaces
 On Street
 Paved
 Other (See Remarks)

Interior Features
 Full Kitchen
 Hardwood Floors
 Other (See Remarks)



Cooling
 Central
 Conditioning

Water
 Air Public