Berger Realty
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REALTOR

3802 Bayshore
North Cape May, NJ 08204

Asking $549,900.00

COMMENTS

Commercial duplex, located in a prime location along Bayshore Road in North Cape May. The current owners had operated half of the building for over 30 years as a thriving barbershop but have decided it is time to enjoy their retirement. The second unit was originally a small doctor's office for many years and for the past 20+ years has been leased by Miracle Ear Hearing Aid Center. The current layout divides approx. 1100 sq. ft. with shared vestibule separating barbershop to the right side consisting of waiting area, two hair stations in separate rooms, private lavatory, and office space. The left side has its own waiting area, reception area easily converted to private office space, lavatory and two private offices. Interior stairs at the rear lead to a full basement which almost doubles the potential usable space. Property is zoned General Business, which would allow for endless possibilities in a highly visible location with plenty of off street parking. Any potential Buyers are encouraged to check with Lower Township Zoning prior to scheduling an appointment to ensure that current zoning would allow for their intended use.

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Wood/Frame	6 To 10 Spaces	Office Space Avail	Display Window
	Off Street		Handicap Features
	Paved		Restroom
			Storage
Cooling	HotWater		Water
Central Air Conditioning	Electric		City

Ask for Veronica "Ronni" Vetro
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