

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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33 Route US 9 South  
Marmora, NJ 08223

Asking \$449,900.00



## COMMENTS

LOCATION, LOCATION, LOCATION!!! Are You Looking For PRIME REAL ESTATE In Upper Township That Offers MAXIMUM Exposure And TONS Of Possibilities For Your Growing Business??? Welcome To 33 Route 9 South And Look No Further!!! Come See This 2 Story Office Building, W/ 8 Car Parking Perfectly Positioned Directly Across From The Marmora Wawa And Just Minutes To Ocean City And Garden State Parkway Access. This Would Make An Ideal Location For An Attorney, Realtor, Architect Or Any Professional Office. NEW SEPTIC (2022) NEW CITY WATER HOOK UP (2022) & 2 Electric Meters. Truly A Unique Property That Offers An Amazing Opportunity For Someone Looking For HIGHLY VISIBLE Office Space W/The Option For Rental Income. RARELY Does This Type Of Property Become Available In This Sought- After Location And When They Do, They Don't Last Long!!! Easy

## PROPERTY DETAILS

Exterior Block	ParkingGarage 6 To 10 Spaces	Heating No Heating	Cooling Other (See Remarks)
Water Public	Sewer Septic		



Ask for Ben Duncan  
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