



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



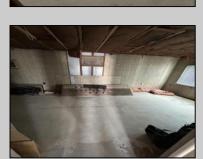
info@bergerrealty.com



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	ParkingGarage	Heating	Cooling
Block	6 To 10 Spaces	No Heating	Other (See Remarks)

Water Sewer Public Septic



Ask for Bob Wilkins
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bw@bergerrealty.com

