



1235 S Rt 9  
 Palermo, NJ 08230

Asking \$399,000.00



### COMMENTS

This is an exceptional chance to acquire a highly visible commercial property with three units, situated on 1.4 acres in Upper Township. The property features a vast parking lot, an illuminated sign, a partially fenced rear yard, and a spacious grassed area at 1235 Rt 9. Previously home to Smiths Jewelers, Kester Fireplace now occupies one of the units. The first unit has been updated with new flooring and a half bath, ideal for retail purposes. The remaining two units, while currently unrefined, have been utilized as an efficiency apartment and for storage. The property offers immense potential! Please note, the inventory is not included, and the buyer must conduct their own due diligence. The property extends from Rt 9 to the white vinyl fence beyond the grassed area and is readily available for viewing.

### PROPERTY DETAILS

Exterior Block	OutsideFeatures Sign	ParkingGarage 11 Or More Spaces	OtherRooms Office Space Avail
InteriorFeatures Display Window Restroom Security System Smoke/Fire Alarm Storage	Heating Gas Natural	Cooling Central Conditioning	HotWater Air Gas



Ask for Chris Warren  
 Senior Sales Rep  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: caw@bergerrealty.com

