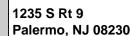




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





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

OutsideFeatures OtherRooms Exterior ParkingGarage 11 Or More Spaces Office Space Avail Block Sign

InteriorFeatures HotWater Heating Cooling Display Window Gas Natural Central Air Gas Restroom Conditioning Security System





Smoke/Fire Alarm

SeAsk for Ken Sedberry SeBierger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: kas@bergerrealty.com http://www.buytheshore.com

