

# Berger Realty

Since 1928



Berger Realty, Inc.  
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207 Stone Harbor  
Cape May Court House, NJ 08210

Asking \$1,350,000.00



#### COMMENTS

Opportunity Knocks! Rarely does a prime commercial property like this become available. Located across from Cape Regional/Cooper University Hospital and near the Garden State Parkway, with easy entrance for north and south. Commercial unit on first floor and two apartments upstairs, one is a 2 bedroom and the east side a 1 bedroom. Plenty of parking, with approximately 28 spaces, zoned Town Professional; zoning information is in assoc. docs, along with Seller's Disclosure and aerial view of property showing close proximity to hospital and the parkway. Sale is real estate only with showings only after 5:00 PM and on weekends. Apartments are tenant occupied.

#### PROPERTY DETAILS

ParkingGarage 11 Or More Spaces Off Street Paved	OtherRooms Office Space Avail	InteriorFeatures Handicap Features Smoke/Fire Alarm	Heating Gas Natural
Cooling Central Conditioning Multi-Zoned	HotWater Air Gas	Water City	Sewer City



Ask for Ben Duncan  
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