



17 Roosevelt  
Marmora, NJ 08223

Asking \$999,900.00



#### COMMENTS

Presently being used as a COMMERCIAL property. Could possibly be turned back to single family with variance. LOCATION, LOCATION, LOCATION!!! Prime, highly visible, 3 story real estate in Upper Township that offers maximum exposure and tons of possibilities for your established and/or growing business. Just minutes to Ocean City and Garden State Parkway access. This amazing property would make an ideal location for an Attorney, Realtor, Architect or any professional office. Please check Property Disclosure and Lead Based Paint info attached in Associated Documents. Metal roof installed in 2014, 1st floor has 4 rooms plus 1 full bath and beautiful eat-in kitchen. 2nd floor has 4 large rooms and 1.5 baths and stairs to attic. Basement has several rooms plus powder room and a Utility Room with Washer and Dryer. Entrance to garage and addition storage room. Floor plan in office. Business is relocating to 22 Norwood, Marmora, NJ 08223.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Other	Porch	Garage	Living Room
		1 Car	Dining Room
		Attached	Eat-In-Kitchen
		Stone Driveway	Laundry/Utility Room
			Workshop
			Storage Attic
			See Remarks
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Fireplace- Gas	Self-Clean Oven	Window Treatments	Full
Wood Flooring	Refrigerator		Finished
Security System	Washer		Outside Entrance
Smoke/Fire Alarm	Dryer		Inside Entrance
Storage	Dishwasher		Heated
Tile Flooring	Smoke/Fire Detector		See Remarks
Vinyl Flooring	Stove Natural Gas		
Security Camera	Stainless steel appliance		
Heating	Cooling	HotWater	Water
Gas Natural	Central Air Condition	Gas- Natural	Public
Multi-Zoned	Multi Zoned		

# Berger Realty

• Since 1928 •

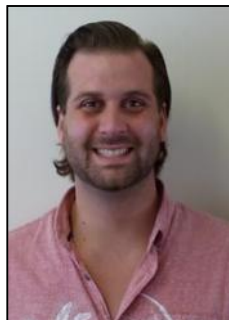


Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



Sewer  
Septic



Ask for Colin Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ceh@bergerrealty.com](mailto:ceh@bergerrealty.com)

