

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

# Berger Realty

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Sewer  
Septic



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