



**46 Roosevelt
 Marmora, NJ 08243**

Asking \$599,000.00



COMMENTS

Discover the perfect commercial opportunity with this expansive and versatile space, where Units 1 & 2 have been seamlessly merged into one large area. This adaptable layout allows for easy transformation back into two individual units, offering endless possibilities to suit your business needs. Recently enhanced with exterior renovations in 2022, the property boasts stunning curb appeal, creating an inviting atmosphere for both employees and customers. Situated at a prime corner location, the space features a prominent 72"x96" backlit sign, ensuring maximum visibility and exposure for your business. Convenience is key with ample parking available and immediate access from the Garden State Parkway, making this location an ideal choice for businesses seeking accessibility and prominence. Don't miss out on this exceptional opportunity to elevate your business presence.

PROPERTY DETAILS

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|---|---|------------------------------------|--|
| Exterior Hardie Board | OutsideFeatures Sign | ParkingGarage 11 Or More Spaces | InteriorFeatures Restroom Smoke/Fire Alarm |
| Heating Gas Natural Forced Air Multi-Zoned | Cooling Central Conditioning Multi-Zoned | Water Air City | Sewer Septic |

SALE

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Ask for Bader - Collins Associates
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: bca@bergerrealty.com
 http://www.BADERCOLLINS.com

