

# Berger Realty

Since 1920



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



**742 Seashore**  
**Cold Spring, NJ 08204**

**Asking \$999,000.00**



## COMMENTS

Unique Opportunity near Historic Cold Spring Village, just minutes outside of Cape May. An attractive 2 story building with a very flexible local approval to be used as a commercial building on both levels, or just on the first floor with a residence above. Currently the long time home of TreeHouse Antiques, this very cool building at 742 Seashore Road was reportedly built circa 1904 for a doctor, who lived on the second floor and had offices on the first floor. Over the years it has been a carriage house, day care center, pottery studio and, now for the past twenty five years, an antique store. The gardens, with a pond, have been used as a garden shop extension to the antique store. Over the course of the building's history, the second floor has often been used as a residence. There is a separate entrance to the second floor with a large sun deck, as well as an interior staircase. Presently, the entire space on both floors is being used for commercial purposes. Attached in Associated Docs is a copy of the local approval for this flexible use. Situated in a very visible location on Seashore Road (at the intersection with Cox Lane) close to Historic Cold Spring Village. The close to a half acre property contains a very large stone parking lot along with a large sign for the business. A lot of beautiful, mature landscaping enhances the appearance of this impressive, well maintained building. TreeHouse Antiques is still operating in the property. Please make an appointment to see this unique and flexible listing.

## PROPERTY DETAILS

Heating	Cooling	HotWater	Water
Gas Natural	Central	Air Electric	Well
Forced Air	Conditioning		

Sewer  
Septic

