



235 96th  
Stone Harbor, NJ 08247

Asking \$1,249,000.00



### COMMENTS

Fabulous opportunity to own a large, commercial store in Stone Harbor's prestigious shopping area. This large, 1,350 square foot store, sits center stage on 96th Street with substantial walking traffic and wonderful visibility. The existing store is a boutique store and is beautifully outfitted with tiled floors over concrete and wall papered walls. Real estate only for sale not business. Current rental rates are over \$60 per square foot. This unit is prime for the right business idea or a unique opportunity to own an investment property. Unit ready for immediate use so have your business up and running for the 2025 season. Condo Fee is \$3,000 per year.

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Restrooms	None	Retail Store	Display Window
Sign			Restroom
Heating	Cooling	HotWater	Water
Gas Natural	Central	Air Electric	City
Forced Air	Conditioning		
Sewer			
City			

**SALE**

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**BERGER REALTY**  
3160 Asbury Avenue

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