



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 | | | |



Ask for Bob Wilkins
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bw@bergerrealty.com

