



**3800 Route 9
 Rio Grande, NJ 08242**

Asking \$899,000.00



COMMENTS

Prime Commercial Property with Exceptional Visibility on Route 9 Discover an outstanding opportunity with this expansive property boasting over 8000 square feet and a commanding 225 feet of frontage on the bustling Route 9, a major highway. The beautiful brick building, currently utilized as a church, presents a versatile space accommodating 250 practitioners in the main church, 100 in the chapel, and 60 in the auditorium/meeting hall equipped with a full kitchen. Additionally, the property includes a comfortable 3-bedroom, 2-bathroom residence. Key Features: Main Church: Capacity for 250 practitioners Chapel: Accommodates 100 individuals Auditorium/Meeting Hall: Seats 60, equipped with a full kitchen 3BR/2Bath Residence: Ideal for on-site living or additional use Strategic Location: Positioned in the business center of town, surrounded by major retailers including Walmart, Lowe's, Shoprite, Dunkin Donuts, Walgreen's, and county government offices Redevelopment Potential: Two buildings offer versatility for redevelopment or other group-oriented businesses such as day-care Land Development: Possibility for commercial/retail use with ample space for parking (75+ vehicles) Versatile Possibilities: With its proximity to prominent businesses and the potential for redevelopment, this property is an excellent opportunity for entrepreneurs looking to establish a new venture. The paved parking lot, capable of handling 75+ vehicles, adds to the convenience for various business operations. Explore the potential of this prime location, whether for continued use as a religious facility, conversion into a community center, or redevelopment for commercial and retail ventures. Don't miss the chance to be a part of the thriving business hub at the heart of town.

Include a viewing, contact us today.



Ask for **DAVE ZELNICK**
 Outside Features ParkingGarage
 See Remarks Berger Realty Inc 11 or More Spaces
 Sign 1330 Bay Avenue Ocean City
 off Street
 Call: 609-391-1330
 Email to: djz@bergerrealty.com
 Cooling Water
 Central Public



InteriorFeatures
 at least 2 rooms
 with walk-in closets