



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

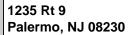


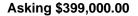














## **COMMENTS**

This is an exceptional chance to acquire a highly visible commercial property with three units, situated on 1.4 acres in Upper Township. The property features a vast parking lot, an illuminated sign, a partially fenced rear yard, and a spacious grassed area at 1235 Rt 9. Previously home to Smiths Jewelers, Kester Fireplace now occupies one of the units. The first unit has been updated with new flooring and a half bath, ideal for retail purposes. The remaining two units, while currently unrefined, have been utilized as an efficiency apartment and for storage. The property offers immense potential! Please note, the inventory is not included, and the buyer must conduct their own due diligence. The property extends from Rt 9 to the white vinyl fence beyond the grassed area and is readily available for viewing.

Exterior	PROPERTY DETAILS	
	OutsideFeatures	ParkingGarage
Block	Fence	11 or More Spac
	Sign	Payed

Storage Building

Display Windows Restroom Security System Smoke/Fire Alarm Storage

InteriorFeatures

Heating Cooling HotWater Water Central Gas Well



Ask for Brent Kolmer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

Email to: bak@bergerrealty.com

