



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



info@bergerrealty.com

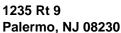


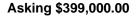














COMMENTS

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 yl fence beyond

Paved

	on due diligence. The propert a and is readily available for v	•	e white vinyl fence be
	PROPE	RTY DETAILS	
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Fence	11 or More Spaces	Display Windows

Heating Cooling HotWater Water Central Well Gas

Sign

Storage Building



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



Restroom

Storage

Security System Smoke/Fire Alarm