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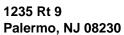
















## **COMMENTS**

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.

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the grassed area	a and is readily available for v	viewing.	
	PROPE	RTY DETAILS	
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Fence	11 or More Spaces	Display Windows
	Sian	Paved	Restroom

Heating Cooling HotWater Water

Cas Natural Central Gas Well

Storage Building



Ask for J.K. Hepner, III Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jkh@bergerrealty.com



Security System Smoke/Fire Alarm

Storage