



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371/609-399-0076
info@bergerrealty.com



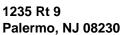
















COMMENTS

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.

the grassed area	and is readily available for	viewing.	
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Fence	11 or More Spaces	Display Windows
	Sign	Paved	Restroom
	Storage Building		Security System
			Smoke/Fire Alarm

Heating Cooling HotWater Water

Coentral Gas Well



Ask for Ken Sedberry Jr.
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: ksj@bergerrealty.com



Storage