



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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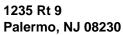


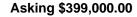














COMMENTS

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 undated with new flooring and a half bath ideal for retail nurnoses.

updated with new nooning 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.			
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Fence	11 or More Spaces	Display Windows

Restroom Paved Sign Storage Building Security System Smoke/Fire Alarm

Water

Heating

Cooling Central

HotWater Gas

Well

Storage



Ask for Laryn Crisci Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: Irc@bergerrealty.com

