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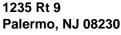












Asking \$399,000.00



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.

OutsideFeatures	ParkingGarage	
Fence Sign Storage Building	11 or More Spaces Paved	InteriorFeatures Display Windows Restroom Security System Smoke/Fire Alarm Storage
-		Water Well
Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: mmk@bergerrealty.com		
	Sign Storage Building Cooling Central Ask for Margaret Berger Realty Ind 1330 Bay Avenu Call: 609-391-13	Sign Paved Storage Building Cooling HotWater Central Gas Ask for Margaret M. Kurz Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330