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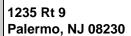
















COMMENTS

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 eyond

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conduct their ow	n due diligence. The propert	ty extends from Rt 9 to th	e white vinyl fence be
the grassed area	a and is readily available for	viewing.	
	PROPE	RTY DETAILS	
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Fence	11 or More Spaces	Display Windows
	Sign	Payed	Pestroom

Heating Cooling HotWater Water Central Well Gas

Storage Building



Ask for Michael Wallitsch Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

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Security System Smoke/Fire Alarm

Storage