



**17 Roosevelt
 Marmora, NJ 08223**

Asking \$999,900.00



COMMENTS

LOCATION, LOCATION, LOCATION!!! Prime, highly visible, 3 story real estate in Upper Township that offers maximum exposure and tons of possibilities for your established and/or growing business. Just minutes to Ocean City and Garden State Parkway access. This amazing property would make an ideal location for an Attorney, Realtor, Architect or any professional office. Please check Property Disclosure and Lead Based Paint info attached in Associated Documents. Metal roof installed in 2014, 1st floor has 4 rooms plus 1 full bath and beautiful eat-in kitchen. 2nd floor has 3 large rooms and 1.5 baths and stairs to attic. Basement has several rooms plus powder room and a Utility Room with Washer and Dryer. Floor plan in office.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Fiber Cement Board Siding	Security Light/System	6 to 10 Spaces	Restroom
See Remarks	See Remarks		Security System
	Sign		Smoke/Fire Alarm
			Storage
Basement	Heating	Cooling	HotWater
6 Ft. or More Head Room	Gas-Natural	Central	Gas
Finished	Multi-Zoned	Multi-Zoned	



Ask for Ludwik Samselski
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: ls@bergerrealty.com

