

# Berger Realty

Since 1928



Berger Realty, Inc  
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2004 Bayshore Rd  
Villas, NJ 08251

Asking \$1,299,900.00

## Commercial Property For Sale



5 Professional Offices, 1 Residential Apartment  
2004 Bayshore Rd. Villas

### COMMENTS

Prime Commercial Investment Opportunity – Fully Occupied Multi-Unit Property - Seller Willing To Consider Reasonable Offers! Unlock the potential of this exceptional commercial property, strategically positioned on a high-visibility, heavily traveled road in Villas. This well-maintained complex consists of two buildings with six fully leased units, offering a turnkey investment with a strong rental history. The front building is a 2,500 sq. ft. medical office, currently occupied by a well-established physician. The rear building features three first-floor commercial units, each approximately 1,000 sq. ft., currently leased to a chiropractor, a real estate office, and a linen company. These spaces are wheelchair accessible for added convenience & compliance. Above, a private exterior staircase leads to two beautifully renovated second-floor units: The first is a spacious one-bedroom residential apartment, perfect for an owner-occupant or additional rental income. The second is a modern private office space, ideal for a small business or remote workspace. Recent improvements include an expanded and upgraded parking lot with 34 designated spaces, ensuring ample parking for tenants, employees, and customers. All units are separately metered, offering efficiency and ease of management. This fully occupied property in a prime location is a great opportunity to own in a market that has shown continued growth in value. Schedule your private tour today to explore its full potential! \*All unit sizes referenced are approximate. Buyers should perform their own due diligence to confirm.

### PROPERTY DETAILS

Exterior	Outside Features	Parking/Garage	Basement
Sign	Off Street	11 or More Spaces	Crawl Space
	Paved		
	Ask for Phillip Berger		
	Berger Realty Inc		
	1330 Bay Avenue, Ocean City		
	Cooling Call: 609-391-1330	Water Well	
	Electrical		
	Email to: pjb@bergerrealty.com		
	Window Units		

