



**46 Roosevelt Blvd  
Marmora, NJ 08223**

**Asking \$599,000.00**



SJSRMLS

### COMMENTS

Discover the perfect commercial opportunity with this expansive and versatile space, where Units 1 & 2 have been seamlessly merged into one large area. This adaptable layout allows for easy transformation back into two individual units, offering endless possibilities to suit your business needs. Recently enhanced with exterior renovations in 2022, the property boasts stunning curb appeal, creating an inviting atmosphere for both employees and customers. Situated at a prime corner location, the space features a prominent 72"x96" backlit sign, ensuring maximum visibility and exposure for your business. Convenience is key with ample parking available and immediate access from the Garden State Parkway, making this location an ideal choice for businesses seeking accessibility and prominence. Don't miss out on this exceptional opportunity to elevate your business presence.

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Sign	ParkingGarage 11 or More Spaces	InteriorFeatures Restroom Smoke/Fire Alarm
Heating Forced Air Gas-Natural Multi-Zoned	Cooling Central Multi-Zoned	Water Public	Sewer Septic



Ask for Colin Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ceh@bergerrealty.com](mailto:ceh@bergerrealty.com)

