

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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46 Roosevelt, Units 1 & 2, Marmora, NJ, 08243

Price \$599,000.00

## PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	
Baths Half	3
Year Built	1985
Type	Office/Professional
Block Number	599
Listing #	243252
Taxes	6945.00

## 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...

## PROPERTY FEATURES

Exterior Hardie Board	OutsideFeatures Sign	ParkingGarage 11 Or More Spaces	InteriorFeatures Restroom Smoke/Fire Alarm
Heating Gas Natural Forced Air Multi-Zoned	Cooling Central Air Conditioning Multi-Zoned	Water City	Sewer Septic

## CONTACT



Ask for Phillip Bellucci  
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1330 Bay Avenue, Ocean City  
Call: 609-432-3649  
Email to: pjb@bergerrealty.com

Scan to see Property page.



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