

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1252 Route 109, Lower Township, NJ, 08204

Price \$1,195,000.00



### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	
Baths Half	
Year Built	
Type	Office/Professional
Block Number	765
Listing #	250781
Taxes	8315.00

### COMMENTS

**3 office commercial spaces with 3 bedrooms 2 baths 2nd and 3rd-floor rental space. Buy as commercial space, or the owner will apply for a change of use for fully residential. High visibility and fantastic views. It is located across from the water and surrounded by a desirable and expanding marina district. The building is free-standing but part of a two-building associat...**

### PROPERTY FEATURES

Exterior Wood/Frame	OutsideFeatures Sign	ParkingGarage 6 To 10 Spaces	OtherRooms Office Space Avail Public Restroom
InteriorFeatures Restroom Smoke/Fire Alarm	Heating Gas Natural Multi-Zoned	Cooling Central Air Conditioning Multi-Zoned	HotWater Gas
Water City	Sewer City		

### CONTACT



Ask for Jeff Haas  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-5115  
Email to: jsh@bergerrealty.com

Scan to see Property page.



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