

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



46 Roosevelt Blvd, Marmora, NJ, 08223

Price \$599,000.00

### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	1985
Type	
Block Number	599
Listing #	593399
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 stunn...

### PROPERTY FEATURES

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

### CONTACT



Ask for J.K. Hepner, III  
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Call: 609-457-9457  
Email to: jkh@bergerrealty.com

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