

# TOMS RIVER, NJ

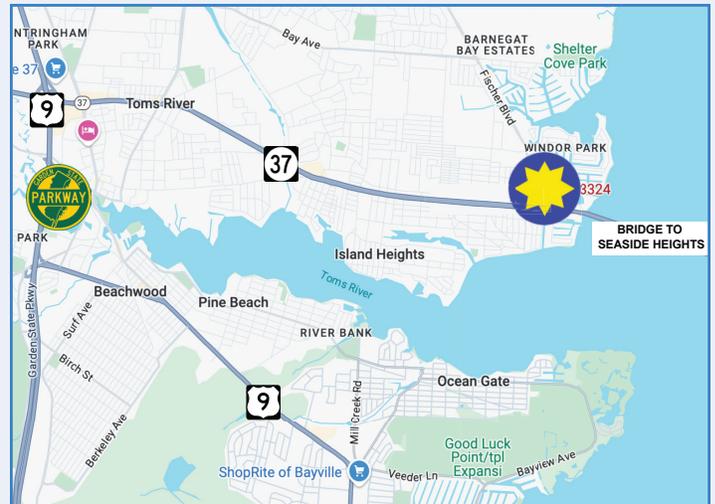
## THREE PROPERTY INVESTMENT PORTFOLIO

### 3324 ROUTE 37 E.

#### PROPERTY FEATURES

- +/- 2.13 Acres (92,783 sf)
- Pelican Inn & Suites - 24 rooms  
Manager's room makes 25
- 10,000 sf Stand-alone retail building
- 6,800 sf Stand-alone retail building
- 3 Bedroom owner's apartment
- 100 Parking spaces
- 125 ft Frontage on Rt 37E
- Adjacent to Seaside Heights bridge
- Located on the highly visible & trafficked Rt 37 corridor
- Close proximity to Garden State Parkway & Rt 9

#### CALL FOR PRICING



For more information contact:

**JOHN F. SICA**

C: 908.548.4652

O: 973.884.4444 ext. 31

[jsica@newmarkrealestate.com](mailto:jsica@newmarkrealestate.com)

NewmarkRealEstate.com | 973.884.4444 | 7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927

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