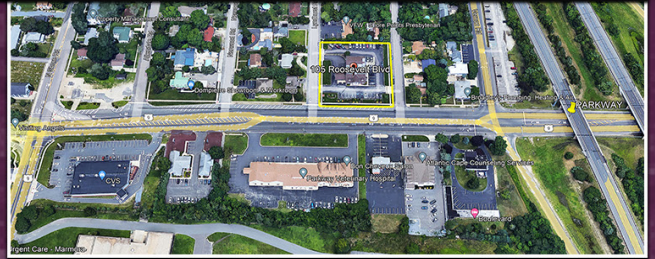
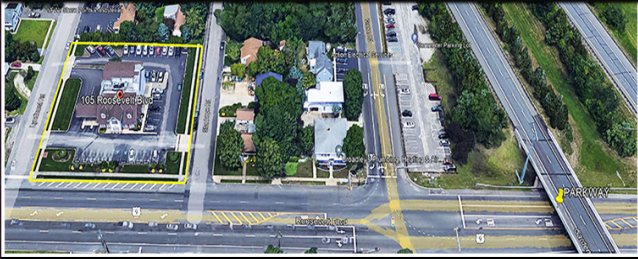


# GATEWAY TO OCEAN CITY!



## **105 ROOSEVELT BLVD MARMORA, NJ**

**3,400 SF CLASS A OFFICE BUILDING WITH DIRECT HIGHWAY EXPOSURE, AT TRAFFIC LIGHT. CLOSE PROXIMITY TO GS PARKWAY ENTRANCE N/S, AT THE GATEWAY TO OCEAN CITY. CENTRALLY-LOCATED TO SERVICE ALL OF CAPE MAY COUNTY. IDEAL FOR ALL PROFESSIONAL USES.**

### **LEASE**

**\$6,200/M GROSS + UTILS**

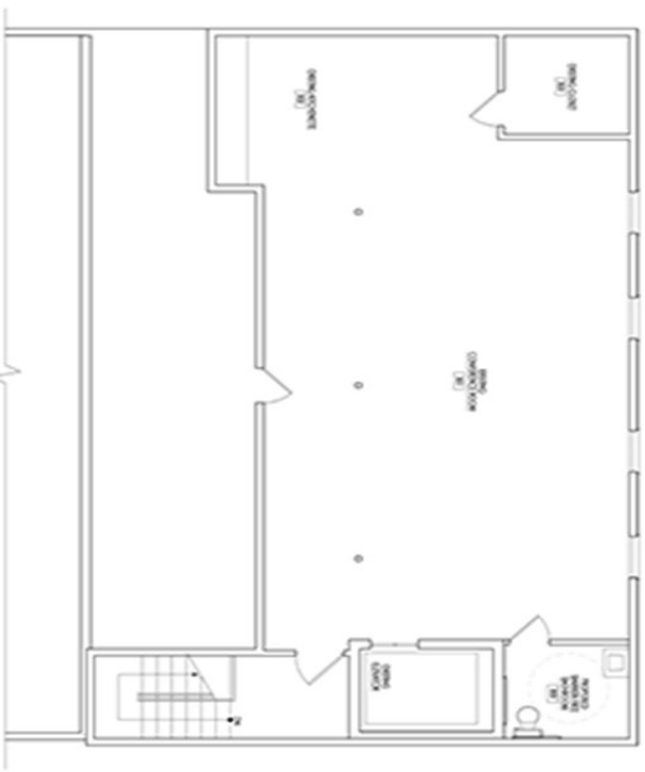
**2021 TAXES: \$32,250**



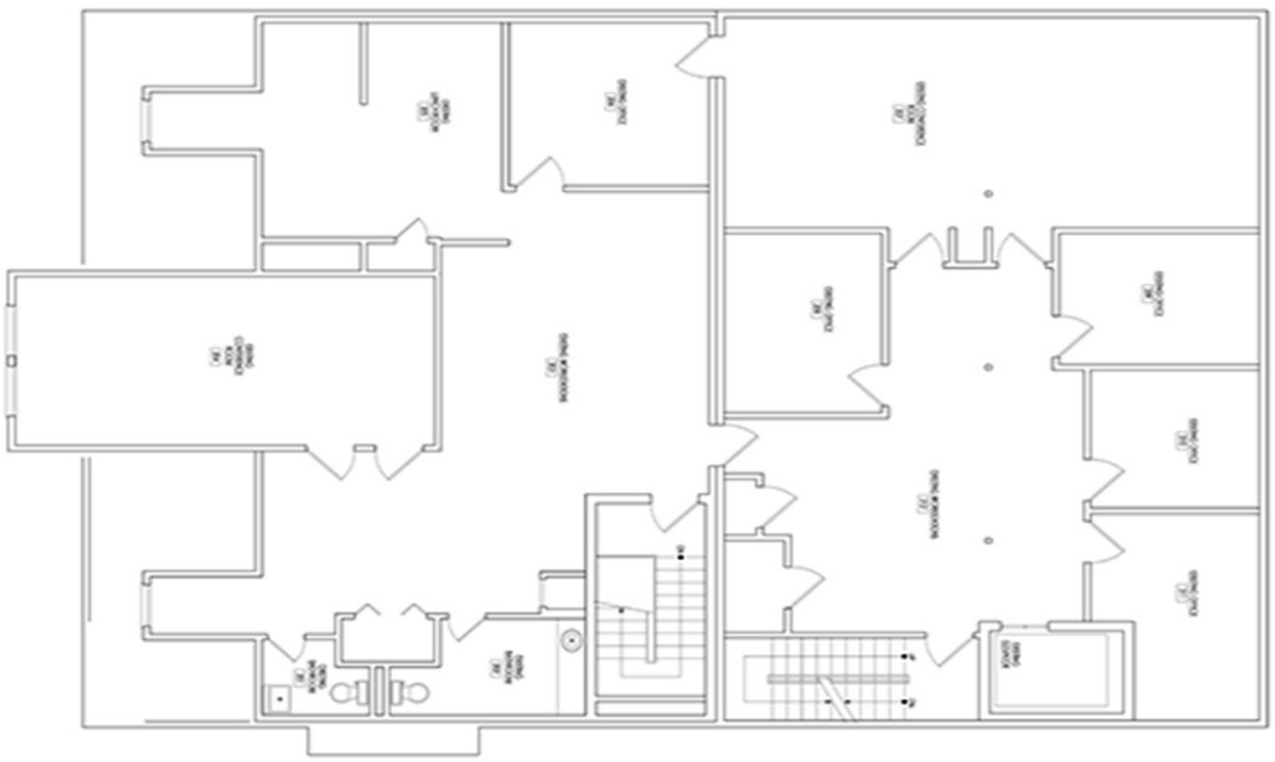
**RICHARD P. BAEHRLE, REALTOR®**  
OFFICE: 609-641-0011 • CELL: 609-226-6680  
RichardBaehrle@gmail.com







**THIRD FLOOR PLAN**  
SCHEMATIC



**SECOND FLOOR PLAN**  
SCHEMATIC

# EXPERIENCE LEADERSHIP RICH RICHARD BAEHRLE INNOVATION

Depend on Rich's expertise when buying, selling or leasing **commercial real estate**.

- OFFICE SPACE
- RETAIL SPACE/SHOPPING CENTERS
- LAND
- HOTELS/MOTELS
- RESTAURANTS
- WAREHOUSE/FLEX SPACE
- OTHER BUSINESS OPPORTUNITIES
- RESIDENTIAL PROPERTIES

For more than 35 years, Richard P. Baehrle has been the leader in commercial real estate in Atlantic, Cape May and Cumberland counties. **Rich** uses creativity and tenacity to achieve **RESULTS**.

## A PROVEN RECORD

- Atlantic County Board of REALTORS® Platinum Award
- Atlantic County Board of REALTORS® Gold Award
- Top Producer (multiple years)
- Commercial Agent of the Year (multiple years)
- #1 Commercial Agent for Prudential Fox & Roach, REALTORS® 2010 | 2011 | 2012 | 2013
- Atlantic County Community Involvement Award



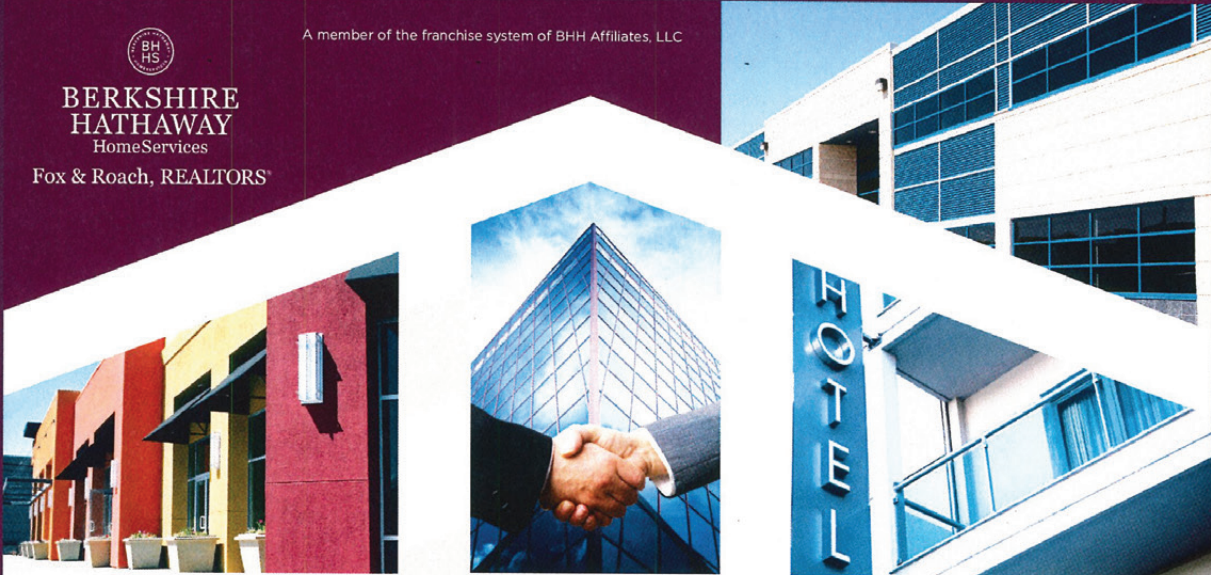
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RichardBaehrle@gmail.com





**BERKSHIRE  
HATHAWAY**  
HomeServices  
Fox & Roach, REALTORS®

A member of the franchise system of BHH Affiliates, LLC



#### **PROFESSIONAL MARKETING POWER**

Rich draws from a wide range of marketing tools and techniques to help his clients achieve their goals:

- Networking through regional business and community organizations; the 4,500+ sales associates at 65 Berkshire Hathaway Home Services Fox & Roach offices; and contacts developed through more than 29 years in the business
- Internet marketing, including listings on the Multiple Listing Service (MLS) as well as LoopNet and CoStar, the leading commercial real estate sites
- Direct marketing to an extensive database of professional contacts

#### **STRONG COMMUNITY CONNECTIONS**

Rich is devoted to giving back to the community, serving on the original board of the Alcove Center for Grieving Children.

Rich is active in issues that affect the region's business and economic health.

- Chairman, Atlantic County Economic Development Council 2009 thru 2013
- Past President, Atlantic County Mainland Chamber of Commerce
- President, Northfield Economic Development Committee
- President, Professional Networking Club
- Member, Galloway Township Economic Development Committee Board and Metropolitan Business Civic Association

**WHEN YOU'RE INVESTING IN REAL ESTATE,  
IT PAYS TO GET RICH!**



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