

# Berger Realty

Since 1928



Berger Realty, Inc  
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Ocean City, NJ 08226  
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8505 Landis Avenue  
Sea Isle City, NJ 08243

Asking \$995,000.00



## COMMENTS

Amazing mixed use opportunity in a prime location! Explore the included plans for a proposed three-story property, featuring a spacious commercial storefront on the first floor with stunning corner exposure and unique window design. The second floor offers a versatile 1,350 square foot commercial space ideal for offices or expanding the lower level. The third floor boasts a luxurious 3 bedroom, 2.5 bath unit with breathtaking ocean views from the deck. With a convenient 3-stop commercial elevator and covered parking space included, this property is perfect for a variety of uses. Don't miss out on this incredible opportunity - the owner is open to considering all offers! \*\*\*This offering is for the existing property and includes plans for the proposed mixed use dwelling\*\*\*\*

## PROPERTY DETAILS

Heating	Cooling	Water	Sewer
Gas Natural	Central	Air City	City
Forced Air	Conditioning		



Ask for Michael Wallitsch  
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