



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



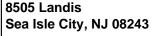












Asking \$995,000.00



## 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 1,350square 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				
Basement	Heating	Cooling	HotWater	
Crawl Space	Forced Air	Other	Electric	
	_			

Water City Sewer City



Ask for Ken Sedberry Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: kas@bergerrealty.com http://www.buytheshore.com

