



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



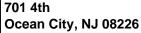












Asking \$1,399,900.00



## COMMENTS

Now available a mixed use building in Ocean City\'s beautiful and historic North End. Former home to 701 Mosaic, a fifty seat restaurant with approved sidewalk seating for additional guests, this unique three story building is full of potential. Upstairs on the third floor is a three bedroom, one bath unit with interior and exterior stairs for access. The second floor is the home of the owners, some modifications were made to the floor plan, turning the three bedroom space into a one bedroom, harvesting a bedroom for use as a walk in closet, and extra cold and dry storage for the restaurant in the other bedroom. Easily return to a three bedroom by opening an old doorway, and closing the door to the \"closet\". Let\'s make your ownership dreams come true, and schedule your showing appointment today!

| and conclude your chowing appointment today. |  |   |                                 |
|--|--|---|---------------------------------|
| PROPERTY DETAILS                             |  |   |                                 |
| ParkingGarage<br>None                        | Heating<br>Gas Natural<br>Electric<br>Baseboard<br>Forced Air<br>Heat Pump<br>Multi-Zoned                        | Cooling<br>Central<br>Conditioning<br>Wall Air Conditioning | HotWater<br>Air Electric<br>Gas |
| Motor  | Sewer<br>City<br>Ask for James M<br>Berger Realty In<br>109 E 55th St., (<br>Call: 609-399-42<br>Email to: jfm@b | ic<br>Ocean City<br>211                                     |                                 |