



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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107, 109, 111 Fulling Mill Villas, NJ 08251

Asking \$1,200,000.00





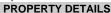






## **COMMENTS**

Discover an outstanding opportunity to acquire just under one acre of prime property, featuring three large individual lots zoned General Business. Two of the lots are vacant, offering immense potential for development, while the third boasts two versatile buildings with attractive features. The primary structure serves as a combination of retail and residential space. For 43 years, it was home to Budd's Bait & Tackle and Crab & Seafood. The residential portion includes 3 bedrooms, 2.5 bathrooms, natural gas hot water baseboard heat, an HVAC system for air conditioning and supplemental heating, two fireplaces and a natural gas Generac generator. The second structure is a charming 2-bedroom, 1-bath cottage with a strong rental history, featuring natural gas forced hot air heat, and a ventless AC unit. This property also offers an in-ground heated swimming pool with a stamped concrete pool surround and a beautiful paver patio. There are two separate gas meters and 3 separate electric meters. Sale includes all furnishings (excluding personal items), appliances, and optional retail inventory. Ready to use immediately or customize to realize your unique vision. This property is a rare find, providing versatility for business, residential, or mixed-use purposes.



OutsideFeatures In Ground Pool InteriorFeatures Heating
Fireplace- Gas Gas Natural
Storage Gas Propane
Generator Forced Air

Cooling Central Air Condition Other Air Conditioning



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