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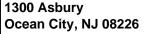
















## COMMENTS

Unlock the potential of this 1,000+ sq. ft. commercial space in the heart of downtown Ocean City! Positioned on a bustling street with heavy foot traffic, this versatile property is perfect for retail, office, or service-based businesses looking to thrive in a premier shore town. This exceptional commercial space is currently ready for an eye doctor\'s office, offering a seamless transition for an optometry or ophthalmology practice. The thoughtfully designed layout includes exam rooms, a reception area, workshop area, and a spacious optical display/showroom. Featuring both an open layout and large display windows for premium advertising, this space offers endless possibilities for customization. Surrounded by established businesses, this is an incredible opportunity to secure a high-exposure location in one of the Jersey Shore's most sought-after commercial districts. Don't miss out—schedule a showing today!

PROPERTY DETAILS				
ParkingGarage	OtherRooms	InteriorFeatures	Heating	
1 To 5 Spaces	Utility Room	Restroom	Gas Natural	
Off Street	2	Smoke/Fire Alarm	Forced Air	
Assigned Parking		Storage		
Cooling	HotWater	Water	Sewer	
Central	Air Gas	Public	Public	
Conditioning	Berger Realty 3160 Asbury Call: 609-399	Ask for Chris Warren Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: caw@bergerrealty.com		