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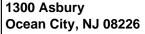












Asking \$315,999.00



## 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!

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| PROPERTY DETAILS   |   |   |                                      |
| ParkingGarage<br>1 To 5 Spaces<br>Off Street<br>Assigned Parking | OtherRooms<br>Utility Room  | InteriorFeatures<br>Restroom<br>Smoke/Fire Alarm<br>Storage | Heating<br>Gas Natural<br>Forced Air |
| Cooling  | HotWater  | Water   | Sewer                                |
| Central  | Air Gas   | Public  | Public                               |
| Conditioning   | Ask for David P. Hadtke,<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-399-4211<br>Email to: dph@bergerrealty.com |   |                                      |

