

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1300 Asbury  
Ocean City, NJ 08226

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!

## PROPERTY DETAILS

|                  |              |                  |             |
|------------------|--------------|------------------|-------------|
| ParkingGarage    | OtherRooms   | InteriorFeatures | Heating     |
| 1 To 5 Spaces    | Utility Room | Restroom         | Gas Natural |
| Off Street       |              | Smoke/Fire Alarm | Forced Air  |
| Assigned Parking |              | Storage          |             |
| Cooling          | HotWater     | Water            | Sewer       |
| Central          | Air Gas      | Public           | Public      |
| Conditioning     |              |                  |             |



Ask for Ellwood Paisley, Jr.  
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