



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



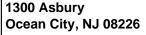












Asking \$315,999.00



## 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 1 To 5 Spaces Off Street Assigned Parking	OtherRooms Utility Room	InteriorFeatures Restroom Smoke/Fire Alarm Storage	Heating Gas Natural Forced Air
Cooling	HotWater	Water	Sewer
Central A	Air Gas	Public	Public
Conditioning	Ask for Monica Berger Realty Ir 1670 Boardwalk Call: 609-391-09 Email to: msr@l	nc k, Ocean City	