

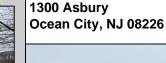


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@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!

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
Caaliaa	1.1-4\0/-4	Motor	C

CoolingHotWaterWaterSewerCentralAir GasPublicPublicConditioning

Ask for Wendy Brown
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211

Email to: wmb@bergerrealty.com

