

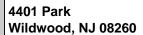


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$899,900.00











COMMENTS

Incredible opportunity to own this 5 unit income producing property. Located across from Otten\'s Harbor with tons of visibility, this property is the ideal location for your business. The ground floor contains two commercial store front/office spaces. The space to the north is a huge open canvas that could accommodate many retail/office needs. This space has a private office to the rear, as well as a large half bath, laundry hook up, and radiant heat with separate meter. To the south of the frontage, is a huge office space, a large office/private gym area, kitchenette, a full bath with steam shower, radiant floor heat and central air. This office would be a perfect space for a contractor/owner operator that needs storage or warehouse space as there is direct access to a large warehouse space to the rear of the south unit. The warehouse space is accessible from the rear driveway/large truck door which would be perfect for many different business needs. Also, on the 1st floor to the rear is a 1BR/1 Bath residential unit complete with living room, full kitchen, washer/dryer, radiant floor heat and a mini split for air conditioning. Upstairs you will find a large 3 BR/1 Bath unit, with living room and eat in kitchen, washer and dryer, forced air heat and water views from the deck. Upstairs there is also a large 2BR/1 Bath unit with living room, huge eat in kitchen and also a water view from the rear deck.

PROPERTY DETAILS

OutsideFeatures Storage Building Truck Door

ParkingGarage 1 To 5 Spaces Off Street

OtherRooms Office Space Avail Retail Store

InteriorFeatures Living Space Available Restroom



Ask for Sheilah Baran CoBieger Realty IncHotWater Central Air Gas 1330 Bay Avenue, Ocean City Conditioning Other 15-609-39-1-1330 Email to: sdb@bergerrealty.com

