



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



Asking \$1,384,000.00

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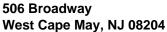














## **COMMENTS**

Excellent opportunity to acquire a property in the West Cape May Commercial-1 Zoning District. There is an extensive list of permitted uses in this zone including, but not limited to, mixed use along with single and two-unit dwellings. This is your chance to purchase a property located 5 minutes from the Cape May beaches, fine restaurants, shopping, camping. fishing, swimming, nature trails, etc. There have been retail businesses at this location from 1910 until present. This high traffic corner location on the main road to the ocean has off-street parking and high visibility. With approximately 1900 square feet of space on the 1st floor and a residence on levels two (1600) and three (640) As per the Seller\* SHOWINGS BY APPOINTMENT ONLY AFTER 3 PM. Sold \"AS IS\"

## PROPERTY DETAILS

| OutsideFeatures | ParkingGarage | OtherRooms  | Heating  |
|-----------------|---------------|-------------|----------|
| Sidewalks       | Parking Pad   | Living Room | Electric |
|                 |               | Dining Room |          |

Kitchen

Cooling HotWater Water Sewer Window Air Electric City City Conditioning



Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: cma@bergerrealty.com

