

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



803 8th  
Ocean City, NJ 08226

Asking \$314,500.00



## COMMENTS

Welcome to 803 E 8th Street – A beautifully renovated commercial space located just steps from the beach and boardwalk, in a prime central location in the heart of Ocean City. This turnkey property offers exceptional visibility, high foot traffic, and a premier beach-block location ideal for retail, office, or boutique service use. Completely updated with modern finishes, the space features a large display windows for maximum exposure, and versatile interior design to suit a variety of business types. With its central location near hotels, boardwalk attractions, and residential neighborhoods, this is a rare opportunity to establish your presence in one of the most desirable areas of OC. Great opportunity to bring your business to one of Ocean City's most vibrant and walkable commercial districts.

## PROPERTY DETAILS

|                      |                                    |                                                             |                                                                  |
|----------------------|------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------|
| Exterior<br>Concrete | ParkingGarage<br>None              | OtherRooms<br>Coffee Shop<br>Retail Store<br>Shower Room(s) | InteriorFeatures<br>Fire Sprinkler System<br>Restroom<br>Storage |
| Heating<br>Electric  | Cooling<br>Central<br>Conditioning | HotWater<br>Air Electric                                    | Water<br>City<br>Public                                          |



Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jmm@bergerrealty.com

