

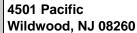


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Asking \$179,950.00











## **COMMENTS**

LOCATION, LOCATION, LOCATION - This commercial condo is just 2 blocks from the beach, boardwalk, and Convention Center. It is located along the business district of Pacific Avenue, catty-cornered from the well-known Duffinetti\'s Italian Restaurant, and a few buildings down from the famous Uncle Lou\'s Pancake House. The storefront showcases large display windows and 2 glass-view entrance doors. This commercial condo is the LOWEST PRICED commercial property on Pacific Avenue. Call today for your tour of this diamond in the rough. Condo fees are \$316 per month plus an additional \$26.00 for trash clean up from May through September (\$342.00). ATTENTION POTENTIAL BUYERS: You must undertake due diligence for your intended personal Use. This involves thoroughly researching and investigating any factors that are significant to you. THIS PROPERTY IS BEING SOLD \"AS IS.\" INSPECTIONS ARE FOR PERSONAL USE ONLY. The air conditioning unit is not in working condition.

PROPERTY	DFTAIL	S

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Concrete	Sign	None	Office Space Avail
			Retail Store

InteriorFeatures
220 Volt Electricity
Display Window

Forced Air Hot Water Ask fo Bergel 109 E Sewer Public 6 Email

Heating Cooling
Electric Central
Forced Air Conditioning

Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City Sewer Public 1609-399-4211

Email to: cll@bergerrealty.com



HotWater

Air Electric