



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



oc17@BergerRealty.com

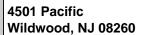


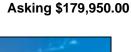














COMMENTS

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 DETAILS

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

InteriorFeatures 220 Volt Electricity



Cooling Heating Electric Central Forced Air Conditioning Hot Water

Ask for Kevin Laskowski Berger Realty Inc 1670 Boardwalk, Ocean City Sewer Public ll: 609-391-0500

Email to: kml@bergerrealty.com



HotWater

Air Electric