



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





Asking \$1,350,000.00











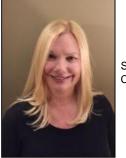
## **COMMENTS**

Mixed-use property featuring a 50-seat restaurant, operated as take-out only for the past few years, along with a 4-bedroom, 1-bath second-floor apartment, situated on an 80\' x 120\' lot. Located within the B-1 Mixed Use district, zoning permits residential use only on the second floor along New Jersey Avenue, offering strong flexibility for commercial operations on the first floor. The rear portion of the lot may offer subdivision potential for a single-family home, subject to borough review and approvals, creating an additional investment or development pathway. This property presents an excellent opportunity for investors, builders, or owner-users seeking immediate commercial income with future redevelopment upside. Buyer responsible for all due diligence and for obtaining any and all borough approvals for intended use and subdivision possibilities.

## PROPERTY DETAILS

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick Face	Storage Building	11 Or More Spaces Off Street	Office Space Avail Public Restroom
		Paved	

InteriorFeatures Heating Cooling HotWater
Fire Sprinkler System Gas Natural Central Air Electric
Living Space Available Conditioning



Email to: dew@bergerrealty.com

