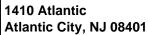




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com







Asking \$299,000.00











## **COMMENTS**

Great retail location! In the heart of the downtown shopping district. Best foot traffic. Always busy. OWNERS ARE SERIOUS SELLERS. Schedule your showings and make your offer. At the listing price NOW \$299,000.00!! ALL Reasonable Offer will be considered. Property is being sold in \"strictly AS IS\" condition. Buyer responsible for ALL Inspections required by Atlantic City Zoning, Code Enforcement and Building Department. Property is Zoned as Central Business District and will require a application be filed with the Casino Redevelopment Authority (CRDA). Building has 25FF on Atlantic Avenue with a depth of 150\'/3750 SF. The building runs street to street as there is access to a rear alley. There is a second floor area for storage. Vacant and easy to see. By appointment only.

Storage

Exterior ParkingGarage InteriorFeatures Heating
Brick None 220 Volt Electricity Baseboard
Stone Restroom Gas-Natural

Cooling HotWater Water Sewer
Electric Gas Public Public Sewer



Ask for Sara Varani Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: sev@bergerrealty.com



Hot Water