



507 a 9th  
Ocean City, NJ 08226

Asking \$289,000.00



SJSRMLS

### COMMENTS

This is a fantastic opportunity for an investor located on the highest traveled location in Ocean City. The sale is for ground floor unit only. The listing has a business tenant with a \"3 year lease\" that started in Sept 2021. Monthly rent of \$1800 for the 1st 12 months with a 3% increase in rent for the 2nd and 3rd years.

### PROPERTY DETAILS



Ask for Matthew Bader  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mhb@bergerrealty.com  
http://www.BADERCOLLINS.com

