



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com



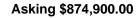














## **COMMENTS**

PRICE IMPROVEMENT!! Just 15 mins to Atlantic City-- The new \"Hollywood on the East Coast\" has arrived! ACx1 Movie & Television Studios have Built & They are Coming!! Get Investment & Business Ready with this 4 UNIT MIXED USE CORNER PROPERTY. Former Uses: Retail Beauty Supply, Retail Jewelry/Accessories, Corner (Dine-In/Take-Out) Restaurant. TWO 3 BEDROOM APTS rentals in area \$2100 - \$2300 per month Positive Cash Flow; Buildings & Both Apts have separate Utility meters. New Roof in 2009. C/A in store is less than 1 yr. Ample (warehouse) storage in rear & additional full basement (unfinished). Electric & Plumbing upgraded 2010. Apts are spacious & features H/W flooring throughout, EIK, Dining Area and New Bath Fitters Bathroom. Privacy fenced (concrete yard/patio). Paved parking for 6 cars with Two-Street access. Bus stops at corner, heavy foot, car traffic. Mins to AC Exwy & GSP; 24 hr appt is necessary, LB to accompany. GRANTS, SBA LOANS & UEZ INCENTIVES, Call for details. Selling as-is where-is. No warranties or guarantees by Owner or Broker. Buyer is responsible to satisfy any lender and municipal requirements to secure financing and certificate of occupancy.

**PROPERTY DETAILS** 

Exterior

Brick

Vinyl

OutsideFeatures ParkingGarage Fence 6 to 10 Spaces Security Light/System Off Street Sign Other (See Remarks) Storage Building Paved Ask for Adelaide Misal

Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Heletimogail to: ahm@b@oglerrorealty.com

Forced Air Central

InteriorFeatures 220 Volt Electricity

**Display Windows** Living Space Available

Restroom Security System

Other (See Remarks)

Gas-Natural Wall Units