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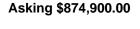














## **COMMENTS**

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, ElK, 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**

ParkingGarage

6 to 10 Spaces Off Street

Paved

Other (See Remarks)

Exterior Brick Vinyl

Sign
Storage Building
Ask for Nor
Berger Rea
3160 Asbui
Call: 609-30
Heatingail to:
Forced Air
Gas-Natural

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

Helatimail to: Cooling
Forced Air Central
Gas-Natural Wall Units

OutsideFeatures

Security Light/System

Fence

InteriorFeatures 220 Volt Electricity Display Windows Living Space Available Other (See Remarks) Restroom

