



1153 A West  
 Ocean City, NJ 08226

Asking \$239,900.00



### COMMENTS

Commercial unit in a prime downtown location, exceptional exposure and situated in the CB-1 zone. This versatile space is perfectly suited for a variety of ventures, including retail sales, professional offices, contractor showrooms, restaurants, and barber shops, among many other possibilities. The unit, features an inviting lobby area, a private office, a spacious handicap-accessible bathroom, and two convenient storage rooms. Modern amenities such as gas heating and central air, elegant tile flooring and wainscoting trim. Don't miss the opportunity to launch or expand your business in this exceptional space today.

### PROPERTY DETAILS

|                   |                        |                    |                 |
|-------------------|------------------------|--------------------|-----------------|
| Exterior<br>Vinyl | Heating<br>Gas-Natural | Cooling<br>Central | HotWater<br>Gas |
|-------------------|------------------------|--------------------|-----------------|



Ask for Carol Cawley  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: clc@bergerrealty.com

