



1153 A West

Ocean City, NJ 08226

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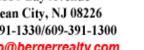






Ask for Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: Is@bergerrealty.com





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 handicapaccessible 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	Heating	Cooling	HotWater
Vinyl	Gas-Natural	Central	Gas