

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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 Vinyl	Heating Gas-Natural	Cooling Central	HotWater Gas
-------------------	------------------------	--------------------	-----------------

