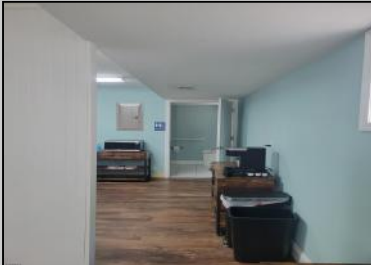




1312 Asbury
 Ocean City, NJ 08226

Asking \$269,000.00



COMMENTS

Downtown Commercial Investment Opportunity! Long Term AAA tenant in place on yearly lease with \$22,000+ income. Lease can be terminated by a New Owner with 60 day Notice. Well maintained building with New Roof, Updated Electric Meters /Lines. Attractive office with great foot traffic and visibility. Great Location for your New professional office or Retail Establishment. Owner will consider a short term 1st Mortgage with \$125,000 down, 2 year Balloon at 7%, 0 points and fees to someone with qualified credit. Tenant requires appointment during business hours.

PROPERTY DETAILS

| | | | |
|--------------------|-------------------------------|--|--------------------------------------|
| Exterior Vinyl | ParkingGarage None | InteriorFeatures 220 Volt Electricity Restroom Smoke/Fire Alarm | Heating Forced Air Gas-Natural |
| Cooling Central | HotWater Tankless-electric | Water Public | Sewer Public Sewer |

SALE

BADER-COLLINS ASSOCIATES
 "THE TEAM YOU CAN TRUST"

BERGER REALTY
 3160 Asbury Avenue

BADERCOLLINS.COM

Ask for Bader - Collins Associates
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: bca@bergerrealty.com
<http://www.BADERCOLLINS.com>

