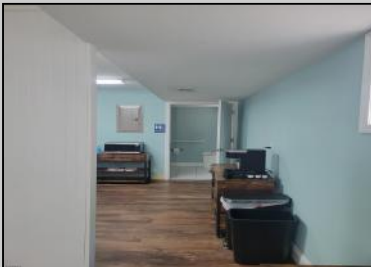




1312 Asbury  
 Ocean City, NJ 08226

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



Ask for Dawn Warren  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: dew@bergerrealty.com

