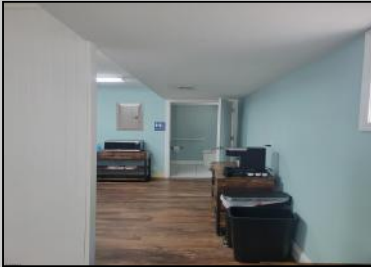




1312 Asbury  
 Ocean City, NJ 08226

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



Ask for Graham Ginn  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: gmg@bergerrealty.com  
<https://www.ocnj.com>

