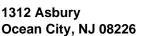




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com

info@bergerrealty





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%, o points and fees to someone with qualified credit. Tenant requires appointment during business hours.

Exterior	ParkingGarage	InteriorFeatures	Heating
Vinyl	None	220 Volt Electricity	Forced Air
		Restroom	Gas-Natural
		Smoke/Fire Alarm	

HotWater Sewer Cooling Water Public Sewer Central Tankless-electric Public



Ask for Norman Hartzel Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to:

