



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com



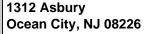












Asking \$249,000.00



## 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.

nouro.			
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 Robert Bechtel Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: rdb@bergerrealty.com

