

Berger Realty

Since 1928

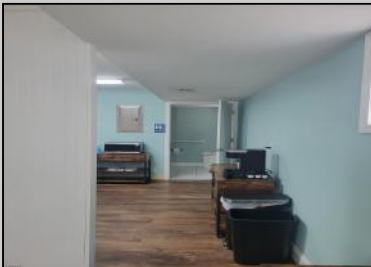


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



1312 Asbury
Ocean City, NJ 08226

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

PROPERTY DETAILS

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



Ask for Rita Gatto
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