

# Berger Realty

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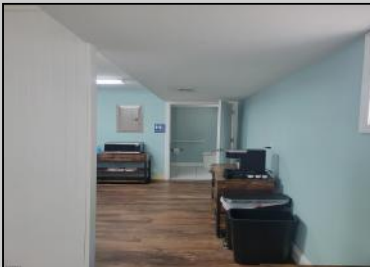


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3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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1312 Asbury  
Ocean City, NJ 08226

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 Tanya Pinkerton  
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