

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



701 4th St  
Ocean City, NJ 08226

Asking \$1,575,000.00



SJSRMLS

## COMMENTS

Now available a mixed use building in Ocean City's beautiful and historic North End. Former home to 701 Mosaic, a fifty seat restaurant with approved sidewalk seating for additional guests, this unique three story building is full of potential. Upstairs on the third floor is a three bedroom, one bath unit with interior and exterior stairs for access. The second floor is the home of the owners, some modifications were made to the floor plan, turning the three bedroom space into a one bedroom, harvesting a bedroom for use as a walk in closet, and extra cold and dry storage for the restaurant in the other bedroom. Easily return to a three bedroom by opening an old doorway, and closing the door to the "closet". Let's make your ownership dreams come true, and schedule your showing appointment today! Total approximate square footage 3,052. Restaurant 1,134 sqft, 2nd Floor 1,069 sqft, 3rd floor 949 sqft. All square footage is approximate and should be verified by buyer and/or agent to their satisfaction.

## PROPERTY DETAILS

|                  |             |              |          |
|------------------|-------------|--------------|----------|
| InteriorFeatures | Heating     | Cooling      | HotWater |
| Restroom         | Baseboard   | Central      | Electric |
|                  | Electric    | Multi-Zoned  | Gas      |
|                  | Forced Air  | Wall Units   |          |
|                  | Gas-Natural | Window Units |          |
|                  | Multi-Zoned |              |          |



Sewer  
Public Sewer  
Asker: Stewart Vaughan  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: smv@bergerrealty.com

