



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



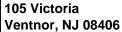












Asking \$2,200,000.00



COMMENTS										
OFFERED	AS	А	RENTAL		OR	AS	А	REDEVELOPM		OF
CONDOS								Seize the opp	ortunity	y to
own a truly	except	iona	l beach bloc	k property with	n optior	ns‼ Th	is 12	-unit multifamily	gem of	fers
the perfect b	olend o	of co	mfort and c	onvenience, fe	aturing	one-b	edro	om layouts with t	wo dis	tinct
								g 600 sqft of liv		
Currently, this property presents a unique investment opportunity, with only 4 units occupied out										
of the 12, 3 of which are under active yearly leases. The potential for growth and income is										
immense, of	fering	the	chance to i	maximize retur	ns in a	a prime	e bea	ach block locatio	n. Also	o an
exceptional redevelopment opportunity with R9 zoning permitting Single family, townhomes or										
condos situated on a generous 62.5x60 lot in the coveted B zone. It is important to note if this										
property is completely redeveloped due to City ordinance already in place structure can be built										
67 ft high by default and without a variance and that will make it the highest building in the entire										
beach block. Developers and builders please call to get all detailed information. The building is										
7700 sq ft w	ith fini	shed	basement	and laundry ro	om.The	e prope	erty e	njoys the benefit	s of a l	high
elevation, er	nsuring	g pea	ace of mind	for both resid	ents a	nd inv	estor	s. SELLER repre	esents	that
property has	s not	beer	n subject to	flooding and	no ba	nk eve	ər ob	oligated seller to	buy fl	lood
insurance du	iring h	is 35	jyears owne	ership. During t	he Sup	er Sto	rm S	andy no water ad	cumula	ated
on Victoria A	ve, no	ot on	the sidewal	k, not on the s	treet ar	nd not	on th	ne property itself.	Heatin	ıg is
efficiently m	anage	<u>d vi</u> a	a oil, while	separate elec	tric and	d cool	king	gas meters prov	vide ad	lded
COMPANY SALAR	here.		ility. This pr	operty present	s a rar	e opp	ortun	ity to become a	part of	the



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Call: 609+8992#21 DETAILS Patime Paties Parties Paties Paties Paties Paties Paties Paties Parties Paties P



Heating Oil HotWater Gas Water Public

Sewer Public Sewer