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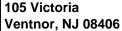












Asking \$2,200,000.00



COMMENTS	
	OF
CONDOS Seize the opportunity	,
own a truly exceptional beach block property with options!! This 12-unit multifamily gem of	
the perfect blend of comfort and convenience, featuring one-bedroom layouts with two dist	
sizes - 6 units spanning 400 sqft and the remaining 6 boasting 600 sqft of living spa	
Currently, this property presents a unique investment opportunity, with only 4 units occupied	
of the 12, 3 of which are under active yearly leases. The potential for growth and income	
immense, offering the chance to maximize returns in a prime beach block location. Also	
exceptional redevelopment opportunity with R9 zoning permitting Single family, townhomes	s 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 b	built
67 ft high by default and without a variance and that will make it the highest building in the er	ntire
beach block. Developers and builders please call to get all detailed information. The buildin	g is
7700 sq ft with finished basement and laundry room. The property enjoys the benefits of a h	nigh
elevation, ensuring peace of mind for both residents and investors. SELLER represents the	that
property has not been subject to flooding and no bank ever obligated seller to buy flooding and	ood
insurance during his 35 years ownership. During the Super Storm Sandy no water accumula	ated
on Victoria Ave, not on the sidewalk, not on the street and not on the property itself. Heatin	g is
efficiently managed via oil, while separate electric and cooking gas meters provide ad	ded
ility. This property presents a rare opportunity to become a part of	the



ts by the property process of the opportunity to become a part of the perty is sold in as is condition. Also Don't miss out on this chance to radise and capitalize on the thriving beach blog the property our 109 E 55th St., Ocean City

Call: 609R39EA21 DETAILS Patimunates mv@b0tberReatly.com None Eat In Kitchen Kitchen Laundry/Utility Rm Living Room



Heating Oil HotWater Gas Water Public Sewer Public Sewer