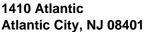




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com







Asking \$299,000.00











## **COMMENTS**

Atlantic Avenue 1400 Block between New York Ave. and Tennessee Avenues. Very good retail location with excellent foot traffic. Store has 25\' frontage with a depth of 150\' to rear roadway for access and deliveries. First floor is 3,750 SF ideal for all retail and office uses. Property was approved by the CRDA in 2023 for a Cannabis retail dispensary and has architectural plans. There are approvals for the location and plans for construction that are subject to a punch list of items to be addressed to complete the approval process. Seller would consider ALL OFFERS and the Seller\'s are serious SELLERS. Take a look and make your offer!

## PROPERTY DETAILS

Exterior	
Brick	
See Remarks	
Stone	

OutsideFeatures Security Light/System See Remarks

ParkingGarage None InteriorFeatures
220 Volt Electricity
Display Windows
Restroom
Smoke/Fire Alarm
Storage
Three Phase Electric

Heating
Baseboard

Cooling Central HotWater Gas Water Public



Ask for Joe Young Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jty@bergerrealty.com

